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SOUTH SUTTER COUNTY

General Plan Amendment

Prepared for:
The County of Sutter


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April, 1992

SOUTH SUTTER COUNTY

General Plan Amendment



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CHAPTER ONE

The Vision

THE VISION

I. INTRODUCTION

This Plan envisions a community, not merely development. There is a profound difference. More than any single idea permeating the South Sutter County General Plan is this one: that a sense of community is essential to the worth of the entire endeavor. Physical identity, quality of facilities, character of services and community activities are all intended to underpin this idea.

The County of Sutter is about to undergo a period of dynamic change, a time which represents a pivotal point in terms of its ability to either benefit from change and opportunities posed by growth pressures, or pay the cost of doing nothing.

So how do we make the most of these opportunities? More than anything else, we conjure a Vision of a place that is as special in its own way as the valley was when the first field was tilled.

What makes it all worthwhile in the long run is the possibility that a truly better form of land development and resource preservation can emerge because the people who have participated in shaping the Vision believe in it. The statement of that Vision becomes a promise: a commitment to a quality of living that exceeds what would have happened otherwise.

The South Sutter County General Plan Amendment represents a bold, new step into the future. Accordingly, it must be more than the traditional "blueprint" for future growth. It should be visionary and creative, yet its goals, policies and programs must be realistic and achievable. The Plan must provide a rational and defensible basis for decisionmaking far into the future.

Perhaps most importantly, at a time when planning problems are increasingly complex in nature, the Plan must be simple to understand for those who will be involved in its implementation. This process will take many years, perhaps 30, 40 or more. How can

future leaders know what was envisioned by those who shaped the original plan? How can they understand what priorities drove the Plan when time, complexity and change obscure the beginnings?

This chapter on Vision will answer those questions.

II. VISION FOR A COMMUNITY

Vision for a community is a mental picture of the future created by anticipating or conceiving important, desired community characteristics. This mental picture is imaginative in that it envisions conditions that do not now exist. It anticipates the results of numerous future events and actions.

It is practical in that it requires specific action to be carried out and must have continuing support by community leaders. This will occur only if the Vision reinforces community values that can be sustained over a long period of time.

This Vision Statement for South Sutter County provides guidance on the scope and thrust of the General Plan. It will continue to have a unifying effect on planning and development in the area. If well administered, it will be the basis for attracting and maintaining the desired quality living environment.

The Vision Statement is one of two major products of the South Sutter County Planning Program which shape and become part of the South Sutter County General Plan Amendment for this portion of Sutter County. The structure works in this way:

- The Vision Statement establishes long range goals for each of six dimensions of community development for the entire 36 square mile South Sutter County planning area, referred to as "community". (While the area is now a "community" largely in the sense of sharing an agricultural heritage, the intent of this Plan is to eventually build a community of interests which do convey a distinct identity for this area and instill a sense of community in its citizens.)
- A Plan Concept explains the nature and rationale for the four towns and related Village structure and neighborhoods which provide the distinct living environments setting South Sutter County apart from other suburban development.
- The South Sutter County General Plan Amendment and its topical chapters, as required by the Government Code, set the policies and prescribe the implementation actions to carry out the overall Vision Statement and Plan Concept. In effect, the South Sutter County General Plan Amendment is itself an implementation mechanism for giving reality to the broad purpose expressed in the foundation chapters of Vision and Plan Concept.

- The South Sutter County Implementation Program and Design Guidelines is a separately bound document, Appendix A, while not technically a part of the General Plan Amendment is intended to provide technical direction. The program and guidelines are important tools of the Plan and are intended to be diligently applied in proceeding with County implementation actions and in reviewing development proposals. The Implementation Program and Design Guidelines includes: a resource preservation and land development process; an ownership participation program; an infrastructure phasing program; a public facilities/services financing and fiscal strategy; a governance strategy; and design guidelines.
- Appendix B of the General Plan Amendment, the Community Vision and Goals, was developed by citizen leaders in preparing this Plan. The intent and thrust of the Vision and goals is described in this chapter.
- The Environmental Impact Report (EIR) includes existing conditions information and analysis of the General Plan Amendment's environmental impacts. The EIR is provided separately and is divided into two documents; the first is the EIR and the second is the Technical Appendices to the EIR (which includes technical memoranda, the Notice of Preparation, the Response to Comments, and the Mitigation Monitoring Plan).

A. The Parts of a Vision for South Sutter County

There are six ways in which to visualize a community. It can be viewed as:

- A physical place;
- An economic system;
- An environmental system;
- A society;
- A governmental jurisdiction; and
- A symbol.

Some of these dimensions of Vision dominate our attention, but all of them are important. The Vision for South Sutter County contains all of these parts, even though the General Plan is primarily physical in its focus. So, a very broad vision is one major source of direction for the General Plan. It is important to remember that this Vision is for the entire planning area, but it is reflected in different ways throughout the South Sutter County General Plan Amendment.

While South Sutter County is viewed as one community, its physical structure divides it into four logical areas called towns. It is anticipated that the future governing structure will also reflect this arrangement.

The idea of a "sustainable community" is the single expression of the long term goal upon which the Vision of South Sutter County is based. This means that sufficient quality characteristics will be established so that the community will continue to prosper

in all dimensions of its Vision. For example, it will retain and steward the natural environmental features in its design so that they are not degraded, but rather, become a permanent and highly valued part of the living environment. The significant economic, fiscal, social, political and environmental pressures felt by communities today will certainly be more challenging in the future. One of the values of this Plan is its usefulness in helping the people of South Sutter County contend with those changes.

In the process of developing the Vision Statement with citizen leaders, simple goals for each dimension of the community Vision (see Appendix B) expressed future conditions expected as a result of carrying out the Plan. Individually, these goals represented a priority that must somehow be achieved in the Plan. Taken together, they defined a "sustainable community."

This Chapter builds on these goals and translates them into statements of intent, indicating for users of the Plan how the goals are to be interpreted and how, in fact, they have influenced the Plan.

III. SOUTH SUTTER COUNTY AS A PHYSICAL PLACE

This aspect of community is shaped by the physical setting in which it is located and is defined by the way it functions and appears physically. Major ingredients include: topography; pattern of development; variety, intensity and mix of uses; pattern and quality of permanent open space; coherence of development patterns; quality appearance of man made features; and physical distinctiveness in relation to other areas.

A. Physical Development Intent

The planning area is largely in agriculture and related uses or is undeveloped, providing an essentially "clean slate" for development. In contrast to suburban development as it is conceived in California, this Plan envisions a community in which:

- A sense of place is established by means of four distinct, but interrelated towns which provide an identity similar to that found in some of the most "livable" small towns. At the same time, a continuity of design and function is also achieved at the community level in such a way that South Sutter County is unique and clearly distinguishable from all other development in the region.
- Uses are mixed, not separated, at every scale of development, down to and including the neighborhood level. This focuses activity within the community so that required travel is kept to a minimum and, when necessary, accomplished by means other than a solo driven automobile. It also stimulates a richness of interaction and identity at all scales of development.

- Conventional suburban sprawl is avoided through a hierarchy of land use, circulation, open space and public facilities which operate at the regional, community, town, village and neighborhood levels. A distinctness of scale is established through the Plan's design, and designated open space is permanently preserved as a community feature. Strict phasing programs are instituted, guiding the phasing in of development and retention of adjacent agriculture as long as practicable.
- Balanced growth, including employment, housing, recreational, educational, governmental and cultural opportunities are sustained throughout the development process, recognizing that the degree of balance will vary from time to time as market forces react to development opportunities. Each town contains a broad mix of locally accessible uses to make achievement of balance possible. Permanent open spaces, including natural habitat areas, are preserved as an integral part of the development process, with equitable sharing of cost by all landowners.
- A complete transportation system providing auto, transit (train/tram/bus), bicycle and pedestrian mobility is operational. This system is phased in over time by virtue of reserving generous, but not excessive, rights-of-way. A "tiered" system of roadways provides overall auto, bus, tram, bicycle and pedestrian access, thoroughly integrated into land use patterns. Multiple transportation options are available throughout the community.
- A significantly improved east/west circulation route is located through the planning area (Route 102 or its equivalent) to provide access strength in that direction similar to the north/south access provided by Route 70/99. The route is centrally located to reinforce employment opportunities in the community. It may be implemented in stages as development requires, but total right-of-way is preserved as part of any development proposal that would directly affect the route.
- Agricultural uses continue as long as possible in most areas of the Plan. Extensive permanent open space is preserved for continuing agriculture. Buffer areas are provided in newly developing areas to enable agriculture on adjoining lands to continue until it is phased out.
- The tiered system of roadways and transit routes is phased in increments over an extended period of time providing flexibility in its implementation. Improvement thresholds are matched to development needs, while ultimate right-of-way is protected at initial development phases. Flexibility in right-of-way usage is allowed. For example, a tram system may operate instead of a light rail if circumstances preclude the more costly rail mode.
- Design concepts and associated policies, programs, development standards and guidelines stimulate use of new technology in systems and materials for transportation, communications, habitat management and other aspects of community development. For example, each development plan will include fiber optic trenching and wiring.

- A human scale is respected and achieved at each level of development, so that interaction and identity with the community are stimulated, not thwarted. This includes particular attention to the design and livability at the neighborhood level so that a comfortable scale of interaction is possible without complete dependence on the motor vehicle.
- Open space and recreation areas with regional, community, town and neighborhood recreation service characteristics are permanently preserved and improved according to recreation needs at these scales. This includes ample provision for passive recreation experiences and exposure to natural habitats.
- Open space, cultural, educational and institutional uses are dispersed throughout the community and are designed to foster public gatherings of various scales according to the interests of the citizens. This includes attention to the needs of employees as well as residents.
- An extensive system of waterways permeates the Plan, supplemented by greenbelts along major thoroughfares and existing river/canal locations. An "urban forest" concept is included within Multi-Use Corridors with design requirements for extensive tree plantings along arterial highways, local streets and in both public and private open spaces.
- A land use pattern is achieved which accommodates a diversity of living and working areas from highly urban to semi-rural, with areas of mixed use at every scale in the community as well as some areas of relatively exclusive use. The effect of this diversity is to afford choices in life style at various economic levels for renters, owners, workers, students, single, married, families and group residents.

IV. SOUTH SUTTER COUNTY AS AN ECONOMIC SYSTEM

This dimension of the community has to do with its flow of private capital and financial investment in the form of cash, credit, land improvements, employment and business activities of all kinds. It includes the amount of capital flowing through the community (in and out) as well as within it. An important dimension of the economic character of the community is the wide diversity of work opportunities for residents of the community as well as those from nearby communities.

A. Economic Development Intent

The planning area is now almost entirely an agricultural economy. The possibility of that remaining the case indefinitely is considered remote by most observers, whether or not a comprehensive planning program is adopted to guide the transition to community development. In contrast to most suburban areas, the economic development strategy

in this Plan respects and sustains agriculture as the transition occurs, leading eventually to a limited, but defined, permanent agricultural preserve. The intent is to achieve an economy in which:

- Economic activities and employment opportunities are sufficiently diverse in size, type and financial backing to provide a complete range of job types and wage/salary scales, including full/part time jobs, on-the-job training programs, and relative strength during recessions.
- Employment opportunities are appealing to local residents and viewed as community resources of great value.
- Agriculture remains a long-term, though substantially smaller, part of the economy, with a focus on sustainable, high value crops, such as organically grown foods for local consumption.
- New enterprises are welcomed as community assets, with ample opportunity by virtue of non-conventional land use regulations, for incubator businesses to thrive.
- The superior prevailing educational system is maintained and expanded irrespective of the adequacy of state support programs, with an emphasis on practical educational programs for the job mix required to serve the community. A full range of adult education, retraining, special education, vocational/technical education and college/university level facilities and programs are to be provided, all aimed at responding to the diverse and changing educational needs of the community over time.
- Business and industry are treated as an extension of the community educational system, with business and labor involvement in helping to shape educational priorities and programs. Extensive use of business resource persons supplement the normal educational programs. The thrust of this approach is to establish and maintain a quality work force in the community which will prefer to work in the community, all other things being equal.
- A diverse transportation system and adequate public facilities and services are installed concurrent with and not after development occurs. The exception would be costly regional systems (such as rail), for which right-of-way is to be reserved during early stages of development. Transportation demand management mechanisms and offsetting incentives to businesses are included throughout the development process.
- Public and private transportation modes to reduce automobile trips, increase vehicle occupancy where trips are made and reduce vehicle miles traveled, are provided as soon as practicable, concurrent with development. Costs for non-auto transportation facilities are expected to be borne by all residents and businesses.

- A complete range of housing types and costs is provided near employment places, including rental, ownership, single-room-occupancy and other forms of housing required to make living in the community affordable to the work force.
- A close tie is established and maintained with the Sacramento Metropolitan Airport, both in terms of access and reinforcing business activities which benefit from the proximity to this regional transportation facility. This focus in the Plan is to contribute to the mutual economic health of South Sutter County and the Airport, while offsetting the negative impacts of the airport and the planning area on each other.

V. SOUTH SUTTER COUNTY AS AN ENVIRONMENTAL SYSTEM

This perspective involves the combination and diversity of natural and man made features as an interactive system. This includes such ingredients as air quality; water quality; flood protection; environmentally sensitive resources; plant and animal life; and the degree to which system balance is maintained or lost. Diversity and balance within the total system define its quality and provide the resilience to respond to changes.

A. Environmental System Intent

The planning area is currently an environment substantially modified by man for agricultural purposes, with both positive and negative implications. It does provide significant wildlife habitat values incidental to the modifications made. In contrast to much of California's suburban development, the process of converting from an agricultural environment to a suburban environment is accompanied by attention to three aspects of environmental consideration: 1) preserving or creating sustainable natural environmental resources; 2) creating and preserving quality development; and 3) integrating the two so that they reinforce each other and work together rather than at cross purposes. The intent is to achieve a total environmental system in which:

- Natural and manmade systems are compatible and mutually reinforcing so that their preservation is a logical outcome of Plan implementation. The natural environmental features are viewed as irreplaceable community resources with economic value attributable to all development, and appropriately paid for equitably by all interests. The key idea is to design and manage the natural and man made environment so that its preservation and renewal is a matter of course.
- The essential protection from flooding is accomplished by a system of flood control improvements and financing mechanisms which protect life and property. This is to be accomplished so that flood control facilities are used for multiple purposes to the maximum extent possible including flood protection, natural habitat, recreation, visual resource and water management.

- Air and water quality are high priorities in design and operation of community improvements. This requires building individual and community-wide responsibilities into the fabric of community development and institutions from the outset, rather than waiting until conditions have deteriorated to critical levels. In this community, concessions to air and water quality are part of the "cost (and benefits) of living".
- Substantial areas for natural habitat are permanently set aside and preserved as a regional and community resource. This is a conscious part of the planning, development and financing process from the first increment of development onward. Attention is also paid to localized habitat areas where a sustainable scale can be achieved, so that this feature can be experienced even at the neighborhood level.
- Waste handling systems are provided to transfer solid and hazardous wastes from the planning area to disposal facilities established cooperatively through County of Sutter waste management programs. The community will be responsible for the costs associated with solving its own waste management problems, irrespective of disposal site locations.
- The total environment, including its natural and man made components, consists of a diversity in type and scale of use that is typically not found in suburban development. Community residents and employees will experience natural as well as managed habitats; passive as well as active spaces; highly urban as well as semi-rural development; vehicular as well as pedestrian movement; and large and encompassing as well as small and intimate scales. The result is to achieve a community environment that is both natural and man made, not either/or, with exceptional sensitivity required in how each are treated.
- Natural resources and their preservation are given high priority in the community. This includes acquisition, management, restoration, enhancement (where necessary), maintenance and operations. Exemplary programs of habitat preservation are expected.

VI. SOUTH SUTTER COUNTY AS A SOCIETY

This aspect of the community addresses people, how they live and interact. It includes the nature and extent of population diversity; the vocational, educational, cultural and recreational activities in which they engage; the institutions that they establish and the relationships that they experience.

A. Intent as a Society

At the time of Plan formulation, the social fabric is rural and agricultural. It is a society which places great emphasis on hard work, individual responsibility and the value of education. Those values are strongly reflected in the ideas motivating the Plan. The challenge is to accomplish the transition to suburban development and retain these qualities as a dominant community characteristic. Thus, the Plan envisions a community in which:

- Institutions anticipate the needs of residents for cultural, civic, educational, recreation, and religious involvement, as well as support services appropriate to a contemporary community. The land use regulations and requirements are expected to provide for spaces to accommodate all of these needs.
- The frequent difficulties in responding to a diverse population with differing needs in typical suburban environments are addressed up front, with proactive programs to minimize such stereotyping established early in the development process. This means that housing for singles and large families are included in the dwelling mix; vocational as well as college preparatory curricula are part of the educational system; jobs for laborers and technicians and managers all have a place in the economy. Mechanisms for proudly maintaining this diversity on the community's agenda will be needed.
- A variety of approaches are initiated and conducted in order to build community identity and stimulate pride in creating a notable new community. This entails important design requirements in the land use programs. It also includes an active program by all builders to sponsor community programs which contribute to this identity. It may require a special commitment by the County of Sutter to put in place an institutional arrangement which supports this program, such as establishing an advisory committee within the area.
- A support structure is established early on and maintained within the community for those who have special needs, including mentally and physically handicapped, working single parents, temporarily homeless, troubled families, youth, elderly, and unemployed. This does not mean costly welfare type programs which subsidize continuance of unproductive living patterns. It does mean providing for the physical facilities (for example, day care centers or transitional housing facilities) in community development plans and the integration of programs into institutions serving the community which address these special needs.

VII. SOUTH SUTTER COUNTY AS A GOVERNMENTAL OPERATION

The governmental facet of the community is responsible for many functions under state law and at the will of the people. The perception of community is shaped by the local government because it is the "official" manifestation of the community. This dimension includes such functional concerns as: public revenues; budgeting; asset management; service levels; policy making; provision of public facilities; relationships with other levels of government; leadership; and responsiveness to the citizenry.

A. Governmental Intent

Sutter County is now the governing authority for the planning area and is likely to be so for some time to come. The scale of development envisioned here and the commitment to a quality living environment described in this Vision Statement suggest that the governance provided to oversee planning and development will be extremely challenging. Moreover, there is understandable concern about the impacts of development in South Sutter County on the remainder of Sutter County. Additionally, the pattern of governance in urbanized and urbanizing regions throughout California is punctuated more and more with arrangements to pool resources of small cities in addressing issues transcending their boundaries. Accordingly, considerable thought needs to be given concerning the governance structure for South Sutter County prior to the pressures of development. In effect, this is a process of telescoping the lessons of the present well into the future and inventing a structure capable of responding to the demands that can logically be expected. The Vision for governance is one in which:

- A multi-tiered approach to governance is implemented. The first tier is an informal mechanism to assist the Board of Supervisors in shaping implementation of the General Plan. It could consist of a broadly representative Community Advisory Council (CAC) made up of citizens appointed (and subsequently elected) from the area to advise and make recommendations to the Board of Supervisors on development programs and projects. This could include also appointed ex-officio representation from: each Supervisorial District, school districts, and existing incorporated cities.
- A second tier would include the establishment of local advisory bodies, perhaps structured around Community Service Districts (CSD), to begin focusing attention on the town level of development. These bodies would initially be elected at the time of formation of the CSD. The community-wide CAC might well continue in operation and might also include leaders from each of the four towns as they begin to take shape.
- Eventually, the governmental structure could entail a "federation" of the County, an area-wide district and the four towns, tied together through either a special regional district, joint powers authority or specially created entity to perform limited functions appropriate to the entire planning area. The functions normally performed by

municipalities would be shared by the towns and the community-wide entity. This structure will allow the towns (and villages and neighborhoods within them) to function at a scale allowing people to identify more readily with the quality of their living environment. The community-wide entity can concentrate on governance issues common to the four towns, as well as coordinate with countywide and regional institutions.

- The evolving governance mechanisms include representation by the public and opportunities for participation in development decisions by the range of interests logically to be involved: developers; environmental interests; farmers; homeowners; business interests; property owners; and others. It is important to note that the public representatives are expected to consider the broad array of interests and document how all of the dimensions of Vision are being advanced by their recommendations. This will properly place a significant burden on each individual to bring a broad perspective to the deliberations.
- Decisions on the Plan's implementation and project review will take the long term implications into account. They will consider not only the immediate workability of a proposed action, but the implications for where the decision will lead the community. A key ingredient in the workability of this system will be a method for equitably sharing in development rights and community benefit obligations.
- Participation in regional planning activities and programs will be carried out through the Board of Supervisors and other support mechanisms, based upon a division of responsibilities that will evolve over time as development in the area matures. This is aimed at assuring effective representation of the area in regional matters, as well as achieving responsive support for regional responsibilities within South Sutter County.
- The management of public lands, resources and facilities is prudently accomplished at the appropriate governmental level. This will also require a careful allocation of responsibilities between the Board of Supervisors and the emerging local governmental institutions.
- Fiscal resources are sufficient to provide needed facilities and services by means of a "tiered" financing system in which the scale of improvement benefits defines the funding base required to fund the improvements. Thus, certain facilities would be shared with Sutter County; others would be funded within the planning area and still others at the town scale, or even smaller. It is desirable to use a mix of funding mechanisms which provide the greatest possible leverage in achieving the service levels essential to support proposed development improvements, operations and maintenance.

- Financing methods achieve improvements according to the needs of each increment of new development. In effect, this is simply complying with provisions of current legislation. This may entail a fairly sophisticated method of allocating areas of benefit so the linkage between demand and improvements is properly documented.
- Establishment of levels of service which are at the highest possible level consistent with willingness to pay. Of particular importance is the level of educational services.
- Mechanisms are provided to insure that citizen concerns are responsively addressed without diminishing Sutter County's service attention in other areas. This is intended to be an important function of the advisory system described previously. As soon as practicable, Sutter County regional office should be established in the area.

VIII. SOUTH SUTTER COUNTY AS A SYMBOL

In a sense, this is the sum of all the other dimensions of a community rolled into a relatively simple representation of what people think about their community. It is a measure of pride and commitment; a belief that this is a special place. It also includes a strong measure of reputation: how the community is perceived by those who don't live or work there. To a degree, the community as a symbol reflects its function in the region (as a regional center, residential suburb, farm town, tourist destination, or other entity). The symbol of a community can be a powerful force in stimulating leadership and support for community achievement, much as a flag elicits feelings of patriotism. It can be aided, but not created solely by physical improvements that are consistent with a desired image.

A. Intent as a Symbol

To the outsider, South Sutter County is probably most symbolized currently by rice fields. Rice fields are what people see. Within the community, its quality educational system has great symbolic meaning. As conceived by this Plan, South Sutter County will be viewed as a new standard for quality suburban community development; one in which many of the mistakes and limitations of suburbia are avoided or minimized AS development occurs, not AFTERWARD. It will symbolize a more comprehensively conceived quality of living than is typically accomplished where there are multiple property owners, conflicts of interest, and a tendency to use simple solutions to reconcile complicated issues. Thus, the Plan envisions a community in which:

- The citizens are proud of their community because of: 1) its unique qualities, 2) the challenge of participating in a precedent setting community building endeavor, 3) the fact that difficult issues are being addressed, and 4) leadership is being provided in inventing a new kind of place.

- A variety of living environments are available at scales with which people can identify where community facilities are available as development occurs. Of particular importance is the close relationship between community development and schools, providing excellent opportunities for families.
- New ways of solving problems and creating opportunities are readily embraced. This attitude of risking new ways extends to such community features as: quality design specifications, systems of governance, phasing of development, and ways of integrating natural and man made environments.
- People wish to live and visit the community because they like what is going on and they have a hope for a quality of life superior to what is available elsewhere. That does not mean an easy life; the scope of the undertaking is too challenging for that. It does mean a great deal to enterprising individuals and families who take satisfaction in their own accomplishments and contributing to the accomplishments of others. In particular, the desire to live here is enhanced by the spirit of community that prevails through activities as well as physical development.
- The members of the community are actively involved in shaping their own community. This means that the Plan is mainly a foundation upon which others will build. That is why the community's Vision is so important. The details of the Plan may vary and properly change as a result of the efforts of the new citizens, however, the essence of the Plan and its values must be preserved through future interpretations. This is the heart of the Plan's integrity.
- Community improvements reinforce the images associated with stated community values. The policies, implementation actions, design guidelines and subsequent land use regulations are all expected to be sensitive to the main themes of this Vision. One example of a mechanism for accomplishing this is an art-in-public-places program, geared to providing visible reminders of historic events which symbolize the values of the community. Another example could be design guidelines in which chain stores are recognized by their name, but not their appearance: no "rubber stamp" designs are acceptable.
- The art-in-public places program is one mechanism to preserve a sense of history and long standing community values. Other tools include the town names and local signage programs. The most fundamental opportunities lie within the educational system. For example, long time local residents could be used as resources to assist elementary school teachers in classes where local history is used as a theme in presenting contemporary course work. The intent is to reinforce a sense of the continuity of community, even though this form will change through time.

IX. EPILOGUE

The Plan comes at the end of a long, costly, difficult and sometimes frustrating process. But it is not the end: it is the beginning.

CHAPTER TWO

The Concept

Chapter Two

THE CONCEPT

Land Use, Growth Management & Community Design

I. INTRODUCTION

A. Purpose

The Concept Chapter establishes land use, growth management and community design goals, policies and actions in order to give direction to development in South Sutter County. This Concept Chapter provides the central policy context on which to base all land use decisionmaking in South Sutter County. It is through the realization of the goals and policies and implementation of corresponding actions that the future land use pattern of South Sutter County will continue to be shaped.

B. Consistency with State Planning Law

Government Code Section 65302 (a) states that a General Plan include a Land Use Element which designates the general distribution and general location and extent of various types of land uses. The Land Use Chapter includes a Land Use Diagram and land use standards which meet the requirements. The Concept Chapter directs the general guidance found in the Land Use Chapter in specific ways relating to Land Use, Growth Management and Community Design. Also in this chapter, the state requirements concerning flooding are addressed. However, flooding is more comprehensively addressed in the Safety Chapter.

II. GOALS, POLICIES, AND ACTIONS

A. Land Use

Goal 1 A vibrant, uniquely desirable community containing a full, integrated range of land uses.

Intent To create a sustainable community, of a unique and desirable quality, with most all needs of the future residents provided for within short distances of where they will reside. Community-wide, and local, physical amenities will be woven into the land development patterns as part of the overall development process. A comprehensively designed and developed community will create a high quality of life for all South Sutter County residents and a special experience for its visitors.

Policy 1.1 All proposed development plans shall be reviewed for implementation of the community goals outlined in this General Plan Amendment.

Actions

- 1.1.1** Development proposals shall be presented to South Sutter County in the form of Specific Plans (or, in special cases, as Planned Development zoning).
- 1.1.2** Sutter County staff will review all development proposals to ensure that provisions are made for providing for all routine daily goods, services and activities within a reasonable distance of all residential development, as shown on the Land Use Diagram. Every effort shall be made to provide for bicycle, pedestrian and other non-automobile modes of transportation access between residential neighborhoods and local activity centers.
- 1.1.3** Sutter County staff will review all development proposals to ensure that all planned community amenities, open space and public facilities are established as part of the approval of any development proposal.
- 1.1.4** All development proposals must be planned in conformance and consistency with the South Sutter County General Plan Amendment.
- 1.1.5** All Village and Town Center development proposals will be reviewed to ensure they provide for the full mix of required land uses.
- 1.1.6** Sutter County will review all development proposals for compatibility between land uses and to minimize negative environmental impacts.

- 1.1.7* Development proposals shall show relationships to Town Centers and Village Centers.

Policy 1.2 Sutter County shall work to create a contemporary, full service community that takes advantage of available technology.

Actions

- 1.2.1* Sutter County will work with the community and potential developers to establish necessary public and private facilities within the planning area.
- 1.2.2* If existing policy or regulations preclude the establishment of land uses or facilities that would meet the overall community goals and intent for the planning area, the Plan or the respective regulations shall be reviewed and amended if necessary.
- 1.2.3* Where possible, Sutter County shall encourage the joint use of public facilities and rights-of-way. This action will lower development and maintenance costs and the ultimate financial burden upon future residents.

Goal 2 Job opportunities and housing opportunities which provide a broad range of choices within close proximity of each other.

Intent Providing a broad range of housing types and living environments, as well as varied employment opportunities, will ensure establishment of a diverse and sustainable community. Traditional automobile commuting results in a variety of costs. There are costs to the commuter including, productive hours lost on congested roadways, fuel and maintenance expenses, and taxes to construct and maintain an expensive roadway system. There are costs to a fragile environment measured by deteriorating air quality, noise impacts, and a roadway system which requires considerable amounts of right-of-way acreage. There are also costs to society including, dependence on foreign resources; division in the community fostered by a land use pattern which creates isolated, segregated neighborhoods; and sterile office and industrial complexes linked by super-highways. Achieving a pattern of employment and housing opportunities which allow for people to live and work in the same area is a central tenet of the Plan Concept.

Policy 2.1 Provide land uses which reinforce one another in terms of housing costs, household earnings and area-wide employment opportunities.

Actions

- 2.1.1* Require development plans to maintain the basic distribution of land uses depicted in the Land Use Diagram in order to provide a workable balance of job and housing opportunities.

- 2.1.2** Require all specific plan applications to address how the land uses proposed meet the intent of this General Plan Amendment in establishing a jobs/housing balance. This shall include a discussion of projected income ranges and housing product types and costs. The focus will be on providing job opportunities within Town and Village Centers commensurate with residential development.
- 2.1.3** Establish and maintain an Annual Monitoring Report which tracks development activity and assesses both the quantity and income ranges of projected jobs and the quantity, type and cost of projected housing units. The report will cover approved plans as well as all actual developments. An Annual Monitoring Report will allow an assessment of how well the County has been administering this General Plan Amendment and how well development is meeting its obligations. County may then make future development contingent on improved balance. It will also provide a gauge by which to measure the Vision of the General Plan Amendment against on-the-ground and planned development; in a sense, functioning as a reality check.

Goal 3 A community protected from the destruction of flooding.

Intent South Sutter County is currently subject to the threat of inundation from a one-hundred year storm event. Resolution of the flood control issue is imperative. The concept identified in this Plan is contingent upon actions which significantly minimize the threat to life, property and bodily harm due to flooding.

Policy 3.1 Residential development in accordance with the General Plan Amendment is not to proceed until and unless it meets FEMA Guidelines for 100-year protection or interim FEMA requirements for flood insurance. (See the Safety Chapter for specific actions.)

Actions

- 3.1.1** The County will work with State and Federal agencies and other local governments to resolve implementation of needed flood control measures.
- 3.1.2** Should intergovernmental coordination fail, Sutter County may proceed on its own to implement needed flood control measures. The cost for flood control measures are to be borne by the properties benefiting from such protection.

Goal 4 An urban form which is compatible and coordinated with the larger regional land use pattern.

Intent The development pattern must operate at various scales. The largest scale, that of South Sutter County's interrelationship with the rest of the County and neighboring counties provides much of the framework for the Land Use Concept. By necessity, the framework must include the regional transportation system. Achievement of a unifying, yet distinctive linkage to the regional transportation system and to the other regional systems of open space and agriculture directs, and to a certain degree, shapes development within the four towns.

Policy 4.1 Provide a pattern of land uses which maintain and enhance the viability of neighboring areas through linkages and compatible uses.

Actions

4.1.1 In accordance with the Land Use Diagram and through an implementation program, provide open space linkages throughout South Sutter County as a transition from the predominantly agricultural land uses outside of the area to the more urban uses in the interior of the area.

4.1.2 In accordance with the Land Use Diagram and through an implementation program, provide compatible land uses along the perimeter of South Sutter County in order to ensure the viability of existing and planned land uses in neighboring areas.

4.1.3 In accordance with the Land Use Diagram and the Circulation Chapter and through an implementation program, provide a comprehensive circulation system which provides continuity for the existing and planned regional system.

Goal 5 A cluster of towns to be as complete and self sustaining as possible.

Intent The cluster of towns in South Sutter County should provide citizens with area-wide amenities, retail uses, cultural centers, educational facilities and recreational opportunities which limit their reliance upon areas outside of the region. In addition to South Sutter County area-wide demand for uses and facilities like a hospital, college and government center, the individual towns should serve as many of the needs of the immediate, surrounding community as possible, by providing uses like post offices, libraries and a mix of retail uses.

Policy 5.1 Encourage a mix of land uses which reduces area-wide dependency on other portions of the Sacramento region.

Actions

- 5.1.1** Require provision for the full complement of land uses as depicted on the Land Use Diagram and the individual town concepts.
- 5.1.2** Require appropriate and compatible residential development in Town Centers and surrounding areas.
- 5.1.3** Require cultural, civic, recreational and educational facilities in the town Centers.
- 5.1.4** Require public services and a mix of retail/service uses within each town and Village Center to serve the immediate, surrounding community.
- 5.1.5** Require retail, service and restaurant land uses within the two employment centers.

Goal 6 **A land use distribution which will encourage transit, bicycle, pedestrian and other non-auto mobility options.**

Intent The effectiveness of alternatives to the single-occupant automobile is partially a function of the land use pattern. South Sutter County should include medium to high density residential uses to support transit use. Bicycling should be encouraged by providing dedicated rights-of-way, safe from the dangers of motorized traffic. Providing higher residential densities and a mixture of land uses will stimulate pedestrian mobility. The design of South Sutter County should emphasize the organization and ornamentation of space to encourage alternatives to the "car."

Policy 6.1 **Provide transit opportunities, bicycle and pedestrian routes, and public spaces, while capitalizing on linkage opportunities with other parts of the region.**

Actions

- 6.1.1** All development proposals will be required to concentrate higher density residential uses along transit corridors, in accordance with the Land Use Diagram and an implementation program.
- 6.1.2** In accordance with the Land Use Diagram and through an implementation program, all development proposals will be required to provide "green" pedestrian/bicycle linkages throughout South Sutter County's communities.
- 6.1.3** All development plans will be reviewed to ensure that convenient pedestrian and bicycle links are provided between different land uses and the four towns and Village Centers.

- 6.1.4 Require public open spaces such as parks, plazas and Multi-Use Corridors to be integrated into all phases and types of development and the regional open space system.

B. Growth Management

Goal 7 A community which procedurally and physically is capable of responding to change.

Intent Current and future decisionmakers must be prepared to recognize and respond to the forces of change. A concerted effort is needed to establish physical and procedural implementation programs to prepare for and respond to change.

Policy 7.1 To support the redirection or revitalization of areas of the community that may be undeveloped, underutilized or deteriorated.

Actions

7.1.1 Every five years, or more often if necessary, Sutter County will review its land use regulation program for South Sutter County to reassess its effectiveness. Community goals and changing land uses shall be studied to define any necessary changes.

7.1.2 Sutter County will examine the changing needs within South Sutter County throughout its stages of growth and development. As a part of the analysis, alternative forms of governmental structure and changing community interests shall be explored.

7.1.3 Based upon the periodic assessments of effectiveness, the County shall take prescriptive measures to accommodate change. Measures may include:

- Requiring extra capacity in infrastructure systems to support future intensification/densification;
- Consideration of extra open space areas and other very low intensity land uses (e.g. surface parking lots) as a future land bank to support changing demands;
- Encouraging development in several geographically separated areas. Multiple development areas could stimulate diverse communities; and
- Investigating the use of redevelopment and economic development strategies to focus new growth and/or revitalization into key areas.

Goal 8 **New development which includes a full complement of infrastructure and public facilities.**

Intent New development in South Sutter County will be responsible for providing the project's fair share of all necessary regional infrastructure and public facilities, identified in this General Plan Amendment. As used herein, the terms "development," "development project," and "development proposal" refer to specific plans or planned development zoning applications. In addition, new development will be required to provide all necessary community infrastructure and public facilities to serve the project's population. The intent is to ensure adequate public facilities and infrastructure to meet demand. The Public Facilities Master Plan as well as more detailed public facilities and service plans (as part of specific plans) will be required to identify site specific facilities and an appropriate phasing, implementation and financing program for such facilities. (See the Public Facilities and Circulation and Infrastructure Chapters for more detailed actions.)

Policy 8.1 **New development will pay or provide for its fair share of public facility and infrastructure improvements.**

Actions

- 8.1.1** The County shall adopt adequate development fee schedules to meet the cost of planned improvements. The schedules shall be reviewed and updated on an annual basis as part of the County-wide budget process.
- 8.1.2** The County shall develop, maintain and utilize a database to determine new development's fair share of improvements.
- 8.1.3** The County shall implement this General Plan Amendment by strict adherence to the provisions identified and by not allowing any development to proceed until infrastructure obligations are met.
- 8.1.4** The County shall work with developers to establish adequate infrastructure funding mechanisms, including utilization of its bonding authority, tax increment financing, public-private partnerships and administration of reimbursement agreements.
- 8.1.5** An adequate regulatory and technical staff shall be employed by the County to oversee implementation of this Plan Amendment.

Policy 8.2 **The County shall require a phasing plan as part of any specific plan proposal that ensures development of necessary public facilities and infrastructure improvements. (See the Public Facilities Chapter for more detailed actions.)**

Actions

- 8.2.1** Every specific plan development proposal shall include a phasing plan. The phasing plan shall provide for the provision of schools, parks and other

governmental facilities. Phasing plans for roads, sewer, water supply, drainage facilities and other infrastructure shall also be included in the specific plan. The phasing plan shall ensure that the provision of these public facilities will keep pace with anticipated demand.

Goal 9 **New development shall have no negative fiscal impact on the County.**

Intent Implementation of the General Plan Amendment must have no negative fiscal impact on the County. The goal and its policies and actions must necessarily be focused on a long term planning horizon. The intent is to provide the County or any future responsible agency with enough revenue generating land uses to support necessary public facilities and services.

Policy **The County will require that new development not have a negative impact on the**
9.1 **County's General Fund.**

Actions

9.1.1 The County shall require a fiscal impact analysis of all specific plan proposals.

9.1.2 The Board of Supervisors (BOS) may make findings of overriding considerations in the approval of specific plans that have a projected negative net fiscal impact on the County's General Fund. Such findings may include the project's provision of affordable housing, significant open space, job creation, and other public benefits. Furthermore, the BOS may find that a project's deficiency may be mitigated by the County's positive overall fiscal position.

9.1.3 Projects shall not be approved when it is determined that a project negatively impacts the County's General Fund and there are no overriding considerations.

9.1.4 General obligation bond financing shall not be used by the County for development in the South Sutter Planning Area.

Goal 10 **Implementation of the goals and policies of this General Plan Amendment throughout the South Sutter County area.**

Intent The current utilization of South Sutter County's approximately 25,000 acres is largely agricultural in nature. As a part of the Implementation Program, a "minimum development area" approach to planning and development shall be established and discretionary review shall be required. The intent would be to establish a threshold of development

adequate to ensure the provision of public facilities and infrastructure. The approach will discourage disjointed subdivision development. The approach will require close cooperation between property owners.

Policy 10.1 The County shall require new development to be planned in a comprehensive manner through specific plans, or in special cases, through some form of planned development zoning and implemented in accordance with this General Plan Amendment and an implementation program.

Actions

10.1.1 The County shall require new development to be planned through specific plans. In special cases, planned development zoning will be allowed as the development processing device. "Special cases" are limited to instances where a project proponent is providing economic development opportunities and/or low income housing opportunities which not only meet the intent of the Plan, but go beyond what can be reasonably expected due to market forces alone. Nothing shall limit the maximum size to be included in a specific plan development proposal, provided that the project is in compliance with all other policies and regulations. Once specific land uses are approved, appropriate permits shall be issued in the normal manner.

10.1.2 Project proponents shall design their project in conformance with implementation programs and design guidelines.

10.1.3 The County shall develop and implement a specific plan development processing program. The program shall include adoption of a Specific Plan Enabling Ordinance that identifies Specific Plan Application requirements and codifies the approval process. Other discretionary land use approvals such as tentative subdivision maps and conditional use permits shall be allowed to be processed concurrently with a specific plan.

10.1.4 The County shall develop a planned development zoning program. The program shall include adoption of a Planned Development Zoning Ordinance that identifies the special criteria that must be met and codifies the approval process.

Goal 11 **A General Plan Amendment which responds to social and environmental change, offers idealistic implementation mechanisms, and maintains the overall direction of the "Vision Statement" through its goals and policies.**

Intent State planning law requires consistency with General Plan documents. It also requires that the General Plan, or amendments thereof, be internally consistent. Protection of the General Plan from legal challenges must be assured. Equally as important, is the implementation and usability of the Plan. To ensure that the direction in the Plan remains relevant, amendments will be required. Extending the "shelf-life" of this document will help provide the policy direction necessary to achieve the intended Vision for South Sutter County.

Policy 11.1 **Periodically review the General Plan Amendment to assess its relevancy in terms of contemporary community issues and needs.**

Action

11.1.1 Provide an Annual Monitoring Report to the Sutter County Planning Commission and the Board of Supervisors which would, in part, detail the following:

- Overview of development activity in South Sutter County;
- Fiscal impact of the mix of development proposals and development activity;
- Based on the fiscal impact assessment, identify the types of development that should be encouraged or delayed in the near term.
- Consistency between development and the General Plan Amendment;
- Assessment of the relevance and effectiveness of General Plan Amendment goals and policies;
- Recommended changes, additions and/or deletions to the General Plan Amendment; and
- Assessment of internal consistency.
- As an attachment, information may be submitted by school districts or other agencies describing the effects of the General Plan and implementation policies on their institution.

Goal 12 **Communities with a jobs/housing relationship which prevent unnecessary commuting trips and contribute to the self-sufficiency of South Sutter County.**

Intent A central tenet of the South Sutter County Plan is to provide real choices for people to live and work in the same area rather than commute to more distant jobs. This translates to the relationship between local employment opportunities and the availability of housing. The Plan provides, at buildout, a ratio of jobs to houses of 1.68. Job-generating land uses and residential land uses are included in every town of the Plan. Land use targets are identified in the Land Use Chapter. They are not requirements for individual submittals, but they do provide guidance for project proponents in designing their specific plan concepts and aid the County in monitoring/assessing compliance with the General Plan Amendment.

Policy 12.1 **Monitor the relationship between job opportunities and housing opportunities provided by new development.**

Actions

- 12.1.1** Include a jobs/housing analysis in the Annual South Sutter County Development Monitoring Report. Compile and tabulate building permits records by land use type to keep the data base current.
- 12.1.2** Based on the Annual Monitoring Report, allocate an adequate amount of employment generating land uses within each community based on total projected dwelling units and projected income levels.
- 12.1.3** Require a jobs/housing analysis to be completed through specific plans. This can be based on data from the Annual Report. The analysis should discuss the relationship between projected income levels and the availability of appropriately priced housing. The focus should be on the relationship between town housing and Town Center/Village Center employment opportunities. The rate and mix of regional employment opportunities are not as readily controlled through land use planning.
- 12.1.4** Require that staff reports on development applications for residential developments address the impact of development on the jobs/housing relationship for the town and for the South Sutter County planning area. This will require development of some standard analysis assumptions, such as commute radius, participation rates, etc.
- 12.1.5** Based on the jobs/housing analysis work done on an annual basis and recent trends target economic development efforts at producing jobs at specific income levels which are deficient in the area.

12.1.6 For monitoring purposes, the target ratios of jobs to housing shall be as follows:

Year 2000 - 0.87

Year 2010 - 1.3

Year 2020 - 1.45

Year 2030 - 1.6

Development below these ratios shall be permitted only if the County determines fiscal, air quality and transportation goals are being met by other means.

Policy 12.2 Provide dwelling units of varying size and cost to support the wide range of jobs generated by the South Sutter County communities.

Actions

12.2.1 Require an overall mixture of housing densities, products, (and hopefully prices) within each residential area.

12.2.2 Develop a jobs/housing monitoring program to analyze the relationship of jobs to housing on an annual basis.

12.2.3 Update the Housing and Land Use Chapters to target development of appropriate priced housing based on the Annual Monitoring Program and recent trends.

12.2.4 Encourage commercial and other employment generating uses which provide a complete range of job types and wage/salary scales, including full and part-time jobs, and on-the-job training.

Goal 13 A system of assuring fair treatment of all property owners in South Sutter County.

Intent The South Sutter County Land Use Diagram (especially with the planned variation of land use intensities and densities proposed from urban town Centers to agricultural buffers) is bound to create significantly differing land values. As part of an implementation program for the General Plan Amendment, systems to fairly treat all property interests will be outlined. The system will be designed to reduce the disparity between property owners in the planning area. The system assumes that all land uses within the planning area including open space, contributes to the quality and hence overall land values within the community.

Policy 13.1 Develop and maintain a system to moderate the economic variations associated with the establishment of General Plan Amendment land uses.

Actions

- 13.1.1** The County shall develop a program, such as a Transfer of Development Credit Program.
- 13.1.2** The County shall adopt and oversee such a program to ensure its equitable application and success.

Goal 14 **Phasing within each specific plan that permits a continuation of agriculture on adjoining properties.**

Intent The current predominant land use in South Sutter County is agriculture. The proposed concept for the area would reduce agriculture substantially. In the interim planning horizon, between now and ultimate buildout decades hence, agriculture should continue to be a South Sutter County priority. To ensure its high priority, the County will provide policy direction in this General Plan Amendment to ensure agriculture's continued viability.

Policy 14.1 **Require new development to be phased so as not to interrupt established farming practices on adjoining properties, provided that adjoining properties are being actively farmed.**

Actions

- 14.1.1** Sutter County will require standard development setback(s), if warranted, to restrict development's encroachment on farmland.
- 14.1.2** Sutter County shall condition development phasing to provide a temporary buffer, if warranted, to actively farmed properties. (Beginning as long as adjoining property is actively farmed.)
- 14.1.3** As part of the implementation program Sutter County shall appoint a Committee for the purpose of advising the County on buffer zones needed to enable continuation of agriculture on adjoining properties. The Committee shall include persons engaged in agriculture in South Sutter County and others knowledgeable in current agricultural practices.

Policy 14.2 **Allow for the continued operation and reasonable expansion of all agricultural processing facilities located within the Multi-Use Open Space "O" and Employment "E" designations.**

C. Community Design

Goal 15 An array of communities and neighborhoods, all of which are characterized by a sense of place, identity, and diversity. Further, to integrate those communities into a cohesive developed area with unique character and desirable amenities.

Intent Identity, diversity and sense of place are defined as much by the design of a community as they are by the arrangement of land uses. Quality design which furthers the policy direction in this General Plan Amendment can be fostered through a strong implementation program. Design review of development projects will become an integral part of the project review procedures. Secondly, community design will be augmented by designing with the objective of reducing automobile dependency. Lastly, design will consider area-wide integration while developing a special design "vocabulary" for each town.

Policy 15.1 Adopt design guidelines.

Policy 15.2 Encourage mixed use development at the "site specific" scale. This shall include areas within specific plans and within specific development projects with the intent of functionally relating the various land uses to the highest extent possible.

Policy 15.3 Develop Design Guidelines which consider and enhance public safety and security (see also the Community Facilities and Services Chapter).

Policy 15.4 Develop Design Guidelines that support and sustain pedestrian, bicycle and transit activity.

The following actions relate to all of the above referenced policies:

Actions

15.4.1 Sutter County will require design review of all development projects below the specific plan level unless project design was approved concurrent with the specific plan development proposal.

15.4.2 Amend County Ordinances with the necessary provisions to implement the community design policies contained in this General Plan Amendment.

15.4.3 Develop, apply and refine Design Guidelines which distinctly treat each of the four towns of South Sutter County.

- 15.4.4** Establish development regulations with provisions for an integration and mixture of land uses. All projects shall be reviewed for their success in minimizing vehicle trips and pedestrian/vehicle conflicts and maximizing the utility of the land use pattern for residents and employees.

Policy **Develop mechanisms to reinforce the images associated with community values.**
15.5

Action

- 15.5.1** Adopt an art-in-public places program geared towards providing readily visible object which symbolize the values of the community.

CHAPTER THREE

Land Use

Chapter Three

LAND USE

Diagram and Designations

I. INTRODUCTION

The Land Use Diagram for the South Sutter County Area (Exhibit A) reflects the outcome of a comprehensive planning process that began in April 1990. Information and input was provided by a team of subconsultants: the Community Advisory Committee made up of large landowners, developers, farmers, environmental groups and area residents; the Technical Advisory Committee which included representatives from various Sutter County departments; Special Districts, which included Sacramento Area Council of Governments, Sacramento Metropolitan Airport, and other government agencies; and other Sutter County staff. In addition to a regular schedule of meetings with these groups "Town Hall" public forums were conducted during the process and there were a series of public briefings held with the Sutter County Board of Supervisors.

As the process unfolded certain themes and priorities continued to surface. The Land Use Diagram reflects these concepts and in so doing represents the physical interpretation of community goals and concerns. The most significant themes included:

- All property interests should be treated equally.
- Development should be balanced.
- All new development shall pay its own way.
- Development of the planning area should not have negative fiscal impact on the County.
- The Plan should foster economic development and provide employment generating uses.
- The viability of continued agriculture is questionable.
- The Plan should be environmentally sensitive.
- Education is and should continue to be a top priority.

- Future development should foster a high quality of life within the planning area.

II. LAND USE ALTERNATIVES AND THE PREFERRED CONCEPT

As part of the planning process a number of land use alternatives were developed. (The Environmental Impact Report includes a discussion of the land use alternatives.) One alternative was based on a concept presented in Bechtel Corporation's initial 1989 Feasibility Study. This concept centered on a single high intensity urban core area. Smaller village centers serviced the area around the core and major regional facilities such as a university and research and development center were sited within the planning area.

Other alternatives looked at centralized urban core areas versus dispersed urban centers. The urban centers ranged from high intensity cities to less intense villages. The concepts also examined different urban centers as serving different major functions: employment, recreation, higher education, and government. Many of the alternatives looked at including a variety of open space uses such as greenbelts, water features and areas planned for continued agriculture. Varying configurations and densities of residential land uses were also explored in the land use alternatives process.

In November, 1990 based on the input of the Advisory Committees, County staff and the consulting team a preferred Land Use Concept was developed incorporating features from a number of the land use alternatives (See the alternatives description in the Environmental Impact Report). The preferred Land Use Concept established four medium to high intensity mixed use town centers in different portions of the planning area linked by an arterial roadway and transit system. The preferred Concept was further characterized by two major employment centers in the southern portion of the planning area and lower density residential development in outlying areas surrounding the town centers. These residential areas were supported by a number of full service village centers located throughout the planning area. The community structure established in the preferred Land Use Concept considered existing natural and manmade features such as soils, the Sacramento River, the railroad rights-of-way, drainage canals and State Route 99/70. The preferred Land Use Concept further defined the urban form of the community by incorporating a network of multi-purpose open spaces that would internally link the whole planning area and establish a unique and attractive community character.

The preferred Land Use Concept was further refined in February and March, 1991 to respond to the results of technical studies that had been completed for transportation and stormwater drainage. This refinement of the preferred Land Use Concept thus became the recommended Land Use Diagram.

III. LAND USE DIAGRAM

The Land Use Diagram (Exhibit A) represents the culmination of the land use planning process completed as part of this General Plan Amendment. However, it is important to recognize that the Land Use Diagram only establishes general locations and relationships of land uses and the circulation system. State law requires a land use diagram to be included in a general plan as a graphic expression of land use policy for the planning area. This generalized approach allows for some flexibility in interpretation. The implementation of the Plan will be carried out by approval of specific land use maps that County decisionmakers find consistent with the intent of this Land Use Diagram. It is further important to recognize that planning is a dynamic process and as community goals change it may become necessary to amend the diagram to further the community's interests.

On this note, it is also important to remember that this General Plan Amendment (including the Land Use Diagram) provides only the foundation and framework for future land use decisionmaking. A number of implementation measures and tools will be established and utilized to realize the land uses permitted in this General Plan. Some of these tools such as Sutter County's Subdivision Ordinance, building codes and environmental review procedures already exist. Others are being created along with this General Plan Amendment such as an implementation program and design guidelines. Still others, such as Town Public Facilities Master Plans are called for as a future tool to be created. Lastly, some implementation and regulatory tools and techniques are yet to be recognized as necessary and will emerge as the development of the South Sutter County area takes place.

Included in this Chapter is a discussion of the intent and purpose of the Land Use Concept to provide future decisionmakers, County staff members, landowners, developers and other governmental agencies with the guiding principles that governed creation of the Plan. These principles are further reflected in the goals and policies contained in the Concept Chapter. This will provide direction on future interpretations of the Land Use Diagram and also help guide any future amendments that may become necessary.

The discussion of the intent and purpose of the Land Use Diagram is broken down into six sections. The first section describes the overall Land Use Concept for the planning area and some of the planning considerations that shaped it. The second defines the land use designations used on the Land Use Diagram. Similar to the land use locations shown on the Land Use Diagram, the land use designations contain a range of permitted land uses that will be narrowed as specific development projects are approved. The third through sixth sections describe the purpose and structure of each town, and summarizes the land uses to be contained in each.

IV. THE PLANNING AREA LAND USE CONCEPT

The Land Use Diagram (Exhibit A) for the South Sutter County General Plan Amendment accomplishes many of the goals of the planning program by integrating a broad range of land uses throughout the planning area. The diagram is a comprehensive graphic representation of many of the policies stated throughout this General Plan Amendment. Land uses provide for a broad range of employment opportunities to be established in the planning area from retail and service to professional, research and light industrial jobs.

Two large employment areas have been established in the southern portion of the planning area. The southwest area, under the flight path of Sacramento Metropolitan Airport, is designated as employment generating land uses (Business Parks and Research and Development). The rationale for this designation is straightforward. The noise impacts in this area were judged too severe for residential development, while the proximity of this area to the airport and the existing and proposed arterial highways make this portion of the planning area ideal for employment related uses. Continued agricultural use is a possibility, however the viability of continued agriculture, particularly rice crops, is in question for much of South Sutter County. This is primarily due to the uncertainty of government subsidies, environmental issues (such as pesticides and air pollution) and land use conflicts. In the southeast portion of the planning area, it was appropriate to locate employment land uses adjacent to the existing rail line.

The Plan also provides for a range of housing types and residential densities. A special effort has been made to allow for the mixing of residential densities throughout the planning area. Mixing of densities will allow for a more socially integrated community and provide opportunities for residents of all economic levels to live in close proximity to their places of employment. The dispersion of the town and village centers throughout the diagram will allow residents and employees of the planning area to obtain routine goods and services near their homes and jobs without long vehicle trips. In fact, one of the goals of the Plan is to provide opportunities for people to complete many of their daily activities without having to use a vehicle at all. The mixing of land uses and the provisions for bike and pedestrian trail systems on an area-wide basis, and within towns and villages will encourage non-vehicular travel. Providing opportunities for working at home is an integral Concept to this Plan. A transit mall linking town and employment centers is being established to further support the increase of non-vehicle trips. Additionally, future transit corridors have been planned for reservation throughout the planning area for utilization when regional conditions change to make interregional transit viable.

Open spaces are a major component of the General Plan Amendment. A network of multi-use open space areas have been planned to accommodate a number of functional uses but also to create a unique and pleasing environment for the community. Open spaces will accommodate stormwater runoff, wildlife habitat, public facilities and recreation areas. Landscaped and natural open space areas will define boundaries of

neighborhoods and the community as a whole and serve as buffers between land uses and amenities throughout the planning area. The open space network that is integrated into the community will also provide corridors for utility systems, drainage canals and the opportunity to establish the regional arterial highway and trail systems in natural and formal landscaped corridors. Establishment of an urban forest, permanent water features and natural areas will give people travelling through the planning area a special visual experience that will contribute strongly to how they perceive the South Sutter community. If a Sacramento River Parkway is created in the region, it could be overlaid on the open space in the western portion of the study area, depending on exact nature and constraints of such a parkway designation.

The arterial highway and trail systems are designed to provide ready access within and through the planning area. Two internal looped roadway systems will provide access to all of the town and employment centers. The existing State Route 99/70 and a planned new east-west expressway, along with lesser parallel routes, will provide regional circulation linkages. Other existing linear features of the site including the Pleasant Grove; East Natomas and Cross Canals; the Sacramento Northern and Western Pacific rights-of-way and the existing road network have also been incorporated in to the Land Use Concept.

The Land Use Diagram divides the planning area into four towns. Each town is characterized by a town center of mixed high intensity urban land uses. Outlying portions of the town areas provide for lower density residential areas supported by full service mixed use village centers and other supporting land uses such as schools, churches and parks.

The Land Use Diagram establishes a complex interrelationship of land uses that will contribute to accomplishing many of the social, economic, land use and environmental goals of the South Sutter County General Plan Amendment. By careful adherence to the patterns established, a viable, sustainable community with a high quality of life and desirable physical character will be developed. The realization of the plan will depend on the creation of well-conceived and comprehensive implementation tools and the continuing support and vision of the community's decisionmakers.

V. LAND USE DESIGNATIONS

A. Purpose




The eight land use designations shown on the Land Use Diagram each provide for a broad range of land uses. (The five circulation system components shown are discussed in the Circulation Chapter.) The designations are intended to be broadly defined to provide for future flexibility and options in site specific land use planning. This General Plan Amendment is a long-range planning tool that must, as best as possible, accommodate unforeseen future changes in community preferences, market conditions and new technologies.

B. Consistency with State Planning Law

Government Code Section 65302(a) states that the General Plan shall include "... a Land Use Element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The Land Use Element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan."

The referenced Government Code mandates are included in this element. The Land Use Diagram identifies only very generalized land use categories. The intent is to provide as much design flexibility as possible, leaving more detailed, site specific designation to implementation programs (for example through a specific plan).

The General Plan Amendment establishes the following land use designations which are described below. The land use densities and intensities and permitted land uses are summarized in Tables 1 and 2.

Land Use Designations	
R	<i>Residential</i>
E	<i>Employment</i>
SU	<i>Special Use</i>
O	<i>Multi-Use Open Space</i>
	<i>Multi-Use Corridors</i>
RP	<i>Regional Parks</i>
	<i>Town Center</i>
	<i>Village Center</i>

VI. PERMITTED LAND USES

The allowable land uses within each General Plan designation are shown in Table 1. More specific examples of these land uses and development types that are permitted are listed under the allowable land uses. These specific examples are intended to provide further guidance only and are not exclusive lists. It must be assumed that other site specific land uses and development types would meet the intent of the land use categories and could be approved as part of the specific plan or planned development zoning process."

TABLE 1
ALLOWABLE LAND USES
 (Allowable Land Uses Within Land Use Designations
 Shown on the South Sutter County General Amendment Land Use Diagram)

Land Use Designation	Diagram Symbol	Allowable Land Uses	Land Use Examples
RESIDENTIAL	R	Very Low Density and Low Density Residential	Examples include: <ul style="list-style-type: none"> • Single Family Detached • Single Family Attached • Zero Lot Line • Clustered Housing • Second Housing Units • Public and Private Open Space • Community facilities such as: <ul style="list-style-type: none"> - Schools - Parks and Recreation Facilities - Community Centers - Churches - Libraries - Fire Stations - Biking and Walking Trails • Day Care Centers
		Medium Density Residential	Examples include: <ul style="list-style-type: none"> • All examples under low density residential • Small lot single family • Detached Single Family • Duplexes • Triplexes • Townhouses • Condominiums
		High Density Residential	Examples include: <ul style="list-style-type: none"> • All examples under low density residential, except single family detached • All examples under medium density residential, except small lot single family • Single-Room Occupancy (SRO) hotels • Transitional housing • Apartments • Other multiple dwelling unit structures
		Neighborhood Center (not to exceed 8 acres in area)	Examples include: <ul style="list-style-type: none"> • Grocery stores • Drug Stores • Convenience Stores • Dry Cleaners • Beauty Salons • Professional Offices • Restaurants • Day Care Centers • Post Office Facilities • Banks and automatic teller machines

TABLE 1
ALLOWABLE LAND USES
(Continued)

Land Use Designation	Diagram Symbol	Allowable Land Uses	Land Use Examples
		Open Space/Parks	Examples include: <ul style="list-style-type: none"> • Golf Courses • Community Facilities (See list under low density residential) • Active play areas/fields • Landscaped Areas • Natural/Wildlife Areas • Stormwater Detention Areas • Bicycle and Walking Trails
EMPLOYMENT	E	Business/R&D* (*Research and Development) <ul style="list-style-type: none"> • Support Commercial and Retail Services • Offices • Open Space and Parks • Community Facilities • Agricultural Processing Facilities 	Examples include: <ul style="list-style-type: none"> • Light Industrial • Manufacturing and Assembly • Fabrication • Warehousing • Wholesale Commercial • Heavy Commercial • Commercial Recreation • Auto Sales and Services • Discount Stores • Warehouse Stores • All Office Uses • Medical Facilities • Academic Institutions • Public and Private Research Facilities Examples include: <ul style="list-style-type: none"> • Restaurants • Grocery Stores • Drug Stores • Dry Cleaners • Printing and Copying Centers • Telecommunications Centers • Professional Offices • Health Clubs • Day Care Centers • Lodging and Meeting Facilities • Gas Stations & Car Washes • Office Supplies <ul style="list-style-type: none"> • Corporate Headquarters • Professional Offices • Technical Offices <ul style="list-style-type: none"> • Fire Stations • Day Care Facilities • Post Offices • Transit Facilities

TABLE 1
ALLOWABLE LAND USES
(Continued)


Land Use Designation	Diagram Symbol	Allowable Land Uses	Land Use Examples
TOWN CENTER		Medium Density Residential	Examples include: (See Residential Designation)
		High Density Residential	Examples include: (See Residential Designation)
		Mid-Rise Office Buildings	Examples include: <ul style="list-style-type: none"> • Corporate Headquarters • Professional Offices • Technical Offices • Medical Facilities • Support Commercial and Services • Day Care Centers • Health Clubs
		Garden Office	Examples include: <ul style="list-style-type: none"> • All examples under Mid-Rise Office
		Retail	Examples include: <ul style="list-style-type: none"> • Department Stores • Specialty Commercial • Supermarkets • Drug Stores • Restaurants • Retail Services • Professional Offices • Health Clubs • Commercial Recreation • Theaters • Service Stations
		Government/Public/ Quasi-Public	Examples include: <ul style="list-style-type: none"> • Governmental Offices • Community Centers • Libraries • Cultural and Performing Arts Facilities • Sports Complexes • Fire Stations • Transit Facilities • Parks and Recreation Facilities • Day Care Facilities • Schools • Academic Institutions • Hospitals • Churches • Post Offices

TABLE 1
ALLOWABLE LAND USES
(Continued)


Land Use Designation	Diagram Symbol	Allowable Land Uses	Land Use Examples
		Open Space/Parks	Examples include: <ul style="list-style-type: none"> • Golf Courses • Parks and Recreation Facilities • Day Care Centers • Urban Parks/Plazas • Community Facilities • Bicycling and Walking Trails • Water Features • Landscaped Areas and Corridors • Natural Open Spaces/Wildlife • Stormwater Detention Facilities
		Other Land Uses	Examples include: <ul style="list-style-type: none"> • Academic Institutions • Hotels • Conference and Meeting Facilities • Commercial Recreation
		Mixed Uses	Examples include: <ul style="list-style-type: none"> • Projects that mix any of the above land uses in the Town Center Design. • Projects that mix any of the above land uses in the Town Center Design within the same structure.
VILLAGE CENTER		Medium Density Residential <i>(except in West Riego where no residential land use shall be permitted)</i>	Examples include: (See Residential Designation)
		High Density Residential <i>(except in West Riego where no residential land use shall be permitted)</i>	Examples include: (See Residential Designation)
		Garden Office	Examples include: <ul style="list-style-type: none"> • All examples listed under mid-rise office in the Town Center Designation except large corporate offices
		Retail	Examples include: (See Town Center Designation)
		Government/Public & Quasi-Public	Examples include: <ul style="list-style-type: none"> • All examples listed under the same category in the Town Center designation except large government offices.
		Open Space/Parks	Examples include: (See Town Center Designation)

TABLE 1
ALLOWABLE LAND USES
(Continued)

Land Use Designation	Diagram Symbol	Allowable Land Uses	Land Use Examples
		Mixed Uses	<p>Examples include:</p> <ul style="list-style-type: none"> • Projects that mix any of the above land uses in the Village Center Designation. • Projects that mix any of the above land uses in the Village Center Designation within the same structure.
SPECIAL USE AREA	SU	<p>All of the land uses permitted in the Employment and Town Center Land Use Designations <i>(except in West Riego where no residential land use shall be permitted)</i></p> <p>Specialized Land Uses</p>	<p>Examples include:</p> <ul style="list-style-type: none"> • Research and Development Centers • Hospitals • Governmental Centers • Colleges • Universities • Trade Schools • Hotels • Conference Centers • Golf Courses • Amusement Parks • Automobile Sales Malls • Public Gathering Places • Outdoor Amphitheaters • Cultural Facilities • Equestrian Grounds • Riding Trails • Parks and Habitat Preservation Areas • Marinas • Dry Docks • Restaurants • Fishing Piers • Resorts • Commercial Recreation Facilities

**TABLE 1
ALLOWABLE LAND USES
(Continued)**

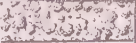
Land Use Designation	Diagram Symbol	Allowable Land Uses	Land Use Examples
MULTI-USE OPEN SPACE	O	Multiple Uses, Sacramento River Parkway and Other Areas Designated O	<p>Examples include:</p> <ul style="list-style-type: none"> • Golf Courses • Wildlife Habitat • Passive Recreation • Stormwater Detention/Retention • Community Facilities including nature centers and exhibits • Picnic Areas • Biking, Hiking and Equestrian Trails • Agricultural activities including: <ul style="list-style-type: none"> - Truck Farming - Roadside Sales and U-Pick Crops - Agricultural Research - Interpretive Exhibits and Farms - Residences related to Agricultural Activities • Community Buffers • Landscaped Corridors • Permanent Water Features • Regional Sewer, Water and Drainage Facilities • Picnic Areas
MULTI-USE CORRIDORS		Multiple Uses	<p>Examples include:</p> <ul style="list-style-type: none"> • Landscaped Corridors/Urban Forests • Natural Areas/Wildlife Habitat • Community Gateways • Neighborhood Buffers • Stormwater Detention • Community Open Space • Regional Trails (see Trails Plan in Open Space and Circulation Elements) including: <ul style="list-style-type: none"> - Walking - Bicycling - Equestrian • Golf Courses • Utility Rights-of-Way/Easements • Arterial Highway System • Drainage Canals/Corridors • Lakes • Transit Mall (see Circulation Element) • Pumping Stations • Churches (in non-wildlife habitat areas)

TABLE 1
ALLOWABLE LAND USES
(Continued)

Land Use Designation	Diagram Symbol	Allowable Land Uses	Land Use Examples
REGIONAL PARK	RP	Sports Complex	Examples include: <ul style="list-style-type: none"> • Softball • Soccer • Community Facilities • Active Turf Areas • Basketball Courts • Swimming Pool • Volleyball • Community Center
		Picnic and Natural Areas	Examples include: <ul style="list-style-type: none"> • Barbecue Grills • Picnic Tables • Sun Shelters • Group Picnicking Facilities • Wildlife Habitat Areas • Permanent Water Features • Trail Corridors
		Golf Course	<ul style="list-style-type: none"> • Improved Landscaped and Natural Holes • Clubhouse with Restaurant and Pro Shop • Permanent Water Features
		Commercial Recreation	<ul style="list-style-type: none"> • Water Park • Fishing Lakes • Stables • Batting Cages • Miniature Golf • Amusement Park • Restaurants
		Regional Stormwater and Flood Control Facilities	<ul style="list-style-type: none"> • Floodwater Storage • Reclaimed Water Storage and Usage • Pumping and Drainage Facilities • Lakes

LAND USE DIAGRAM



R	Residential	Town Center (General Location)
E	Employment	Village Center (General Location)
SU	Special Use	Freeway, Expressway
O	Multi-Use Open Space	Arterial Highway / Potential R.O.W.
Multi-Use Corridor		Transit Mall
RP	Regional Park	Future Transit Corridors
Water		Interchange

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Exhibit A

VII. LAND USE INTENSITIES AND RESIDENTIAL DENSITIES

State Planning Law (CGC 65302(a)) requires that the Land Use Element include standards for population density and building intensity, for the various land use categories. In this General Plan Amendment building intensities are expressed in terms of an Average Floor Area Ratio (FAR) and maximum building heights. Because the FAR and Building Height maximum are expressed as an average the land use intensity for some building projects within a specific plan area could exceed either building height or the FAR average but would have to be compensated for by corresponding buildings that are developed at an intensity below the average. The average land use intensities included in a specific plan must equal the standards in Table 2. The overall acreage and configuration for each type of land use within a town must match the mix included in Section VIII of this chapter which describes and graphically lays out each town.

Residential densities for the planning area are expressed in terms of average dwelling units per gross acre. (To convert these unit densities to population densities as required by state law a factor of 2.48 persons per dwelling unit has been assumed.) Similar to the building intensities standards residential densities may (and should) vary but must ultimately be equal to the average densities as shown in Table 2 and the acreage requirements and land use configurations included in Section IX which describe each town. It also specifies the target acreage for each land use designation within each development area (specific plan). It is the intent of the Plan to foster a mix of residential densities within virtually all residential areas. Implementation programs may specify more precisely what land use acreage breakdowns are to be achieved within each development area within a town.

In the Town and Village Centers the intent is to foster a mix of land uses. The intensity and density factors can be applied cumulatively for these mixed use core areas. For example, if an area is entitled to 5 acres of retail ($5 \text{ ac} \times 0.2 \text{ FAR} = 1 \text{ ac} = 43,560 \text{ sq. ft.}$) and 5 acres of high density residential ($5 \text{ ac} \times 15 \text{ du/ac} = 75 \text{ D.U.}$), four acres of area could be developed which includes residential above ground floor retail at a FAR of 0.2 for the retail and an average density of 10 DU/Ac for the residential. This would leave the remaining land use intensity allowed to be 1 acre of retail (at 0.2 FAR) and 5 acres of residential which could be developed with 35 units or an average density of 7 units/acre ($4 \text{ ac.} \times 10 \text{ DU/Ac} = 40 \text{ D.U.}$, $75 \text{ DU} - 40 \text{ DU} = 35 \text{ D.U.}$). Further direction on how land uses could be mixed may be contained in implementation programs and design guidelines.

TABLE 2
LAND USE INTENSITY AND RESIDENTIAL DENSITY
 (Average Land Use Intensity and Residential Density Permitted
 for Land Use Types in the South Sutter County General Plan Amendment Area)

Type of Land Uses ¹	Floor Area Ratio (FAR)	Maximum Height	Residential Density (DU/Ac) ²
Business	0.4	6 Stories	
Research and Development	0.4	6 Stories	
Mid-Rise Office	0.5	6 Stories	
Garden Office	0.3	2 Stories	
Retail	0.2	3 Stories ³	
Neighborhood Center	0.2	2 Stories	
High Density Residential		3 Stories ³	15 DU/Ac.
Medium Density Residential		2 Stories ⁴	10 DU/Ac.
Low Density		2 Stories	4.5 DU/Ac.
Very Low Density ⁵		2 Stories	2.5 DU/Ac.
Open Space	To be approved as part of the Specific Plan process or by Special Application	1.5 Stories	1 DU/10 Ac.

¹ See Permitted Land Use Chart for Correlations to Land Use Designations.

² Average Population Density can be derived by multiplying dwelling units times 2.48 persons per household (unit).

³ Except in Town Centers, when combined with other uses the limit for all combined uses in a structure shall be six stories.

⁴ Except in Town Centers, when combined with other uses the limit for all combined uses shall be four stories.

⁵ Very low density is allowed only in the Town of Pleasant Grove.

⁶ Housing in the open space designation is permitted as an accessory use only.

VIII. LAND USE DESCRIPTIONS

A. Residential (R)

The Residential land use designation permits a range of land use types. Strictly "residential" land uses include housing based on differing densities; from high density apartments to very low density ranchettes. Non-residential uses permitted in this designation are Neighborhood Centers, a mix of retail and office uses designed to meet neighborhood needs and community facilities such as churches, schools, parks, fire stations, libraries, day care and community centers. All the potential uses must be carefully located and designed to avoid conflicts with other types of land use and environmental conditions. Areas planned for housing development should be protected from noise impacts, flooding, poor drainage, and high fire hazard. Urban services and facilities must be provided to all residential areas. A mix of housing types by price and type should be encouraged for every residential density. All residential development should be designed on a neighborhood unit basis which integrates common areas and provides a small, neighborhood scale "sense of place" regardless of density.

The individual plans for each town which follow Chapter Three identify the number of acres within each development area which should be developed with low, medium and high density housing as well as other land uses. The density is expressed as the average number of dwelling units per gross acre. (An average population density factor of 2.48 persons per household, for all residential development types, has been used in the population analysis for the planning area.) Allowance for streets and utilities is included within each average density.

Low density and very low density residential should be located away from major freeways, highways and other noise generating land uses. Low density and very low density development should be protected from glare, traffic and activity which may typify more active land use areas like Town Centers. Low density and very low density neighborhoods should be integrated with open space areas, bicycle and walking trails, schools and other community facilities. Conventional single-family dwelling units are the primary land use activity in these areas, but attached units, zero lot line units, clustered housing, and auxiliary units can also be provided. Buildings may be two stories high with an average density of 4.5 (four and a half) dwelling units per acre.

Medium density residential should be located in or near high activity centers or with access to major internal circulation routes. Transit systems, if feasible, and the local trail system should be convenient to the residents. Concerns regarding access, proximity to commercial services, and impacts from adjoining uses should be addressed when applying this residential density. The average density of medium density housing will be 10.0 (ten) dwelling units per acre. The housing types planned for this density are small lot single family detached and single family attached dwelling units, duplexes, triplexes, and townhouses. Units may be two stories high.

High density residential should be located in or near high activity areas such as the Town and Village Centers, Special Use Areas and the Employment centers and should be easily accessible to the trail system and transit mall. The average density of high density housing will be 15.0 (fifteen) dwelling units per acre. The type of units intended for this category are apartments, townhouses, condominiums or other multiple dwelling structures which do not exceed three stories. Project design will be an important criteria for approval of high density projects.

The criteria for locating neighborhood centers are: centralized location in relation to the area served, adequate access, compatibility with adjacent land uses, adequate drainage and adequate parking. Design of neighborhood centers should accommodate safe and efficient auto access and, more importantly, encourage pedestrian and other non-auto modes of transportation. Neighborhood centers should be encouraged wherever economically feasible in order to minimize the length of automobile trips and more importantly, to eliminate automobile trips to more distant Village and Town Centers (especially true in low density neighborhoods). These areas should be 5 to 8 acres in size or smaller. Typical uses which may locate in the neighborhood commercial areas include grocery and convenience stores, salons, professional offices (dentist, chiropractors, accountants, etc.), restaurants and service stations. Uses in these areas are smaller in scale and less intense than similar uses in the Village and Town Centers. Development is not to exceed two stories in height (one story when immediately adjacent to residential area).

The approximate amount of residential acreage dedicated to each of the three residential densities for each town is identified in Section IX of this Chapter.

B. Village Center *

Village Centers are areas which are appropriate for medium to high density and intensity mixed use development. Village Centers provide services to the surrounding neighborhoods. Village Centers are sufficiently spaced from one another in order to generate a distinct identity together with the surrounding service area. Village Centers are located along major arterials to enhance access or along minor arterials within large residential areas to create a local community focal point. Village Centers should not be located directly across a major arterial from other Town and Village Centers and Special Use Areas. Wherever feasible, Village Centers shall be located near transit routes. Village Centers should be located and designed to minimize and/or eliminate the adverse impacts of traffic, noise and glare associated with commercial activity. Village Centers are intended to include a wide variety of uses including medium density residential, high density residential, garden office (low intensity office of one or two stories), and retail. However, the primary uses are retail and garden office (office/commercial).

Section IX of this Chapter identifies the acreages and general locations of the various land use types. However, for Village and Town Centers a mix of uses is desired and uses should be integrated both horizontally and vertically. On the horizontal plane, at

the neighborhood or district scale, the nature and mix of uses should be sufficient to encourage pedestrian use. In an individual building, vertical mixed use will be allowed, which would include a structure with retail or service uses on the ground floor with professional and/or residential uses on the upper story. The average intensity of non-residential development will be limited by its average FAR.







Retail and Garden Office land uses in Village Centers should be located in areas that are centralized in terms of the area served, have adequate pedestrian access to the site, are compatible with the surrounding land uses, have adequate drainage, and contribute aesthetically to the village environment. For high density and medium density residential land use, see the Residential land use designation for the locational criteria. Housing will be an integral part of most of the Village Centers (other than the Village Center in the Southwest, where airport noise constraints limit the viability of residential land uses). The location and design of housing must be sensitive to noise, traffic and other environmental impacts. Open Space designated areas near Village Centers should provide the same amenities and purpose that they do in the other urban environments in South Sutter County; namely to provide visual relief from the urban environment, form a linkage to other areas in South Sutter County, and serve as buffers, habitat areas, recreation areas and water retention areas. Open space designated land near Village Centers will also be used as an important link between the Village Center and the surrounding neighborhoods. All land uses in Village Centers should be located and designed to encourage pedestrian, bicycle and transit use. For some uses and areas this may mean carefully managing the available parking and limiting automobile access. Areas where automobile access is allowed or encouraged should be designed so that the automobile does not dominate. This may be accomplished by restricting travel speeds, creating a human-scale ground floor environment (with pedestrian open spaces), separating pedestrian space from auto traffic and establishing frequent and safe pedestrian crossings.

Typical uses which may locate in the Village Center areas include professional services (law offices, chiropractors, accounting offices and the like), markets, drug stores, retail complexes, garden office complexes, banks and medium to high density housing. Churches and other community facilities can also locate in the Village Centers. Churches, movie theaters and other off-peak hour uses should be integrated into the design of larger commercial and retail complexes to take advantage of shared parking. Mixed use development will be encouraged to stimulate pedestrian use and to establish an active, vibrant environment.

LAND USE PLAN FOR A TYPICAL VILLAGE
(conceptual only)



LEGEND

	Low Density Residential	304 Ac.
	Medium Density Residential	74 Ac.
	High Density Residential	11 Ac.
	Quasi-Public - Churches and Schools	40 Ac.
	Village Center	44 Ac.
	Open Space Flood Control 16 Ac. Retention 74.5 Ac. Roads 24 Ac.	114.5 Ac.
	TOTAL	587.5 Ac.

TRAIL SYSTEM & OPEN SPACE SERVING A TYPICAL VILLAGE (conceptual only)



LEGEND



Trail System

- Bicycle
- Walk or Jog
- Electric Cart



Transit Mall

- Bicycle
- Walk or Jog
- Electric Cart
- Future Tram

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Exhibit C

C. Town Center

The Town Center land use designation is applied to areas which allow for the most intense urban environment planned for the General Plan Amendment. Four Town Centers are depicted on the Land Use Diagram. Each Town Center is the heart of its corresponding town. Town Centers are located sufficiently distant from other towns in order to maintain a separate identity. Town Centers are not geared towards serving the surrounding town area exclusively. On the contrary, they provide many regional attractions, large scale facilities and specific uses for all of South Sutter County. Each Town Center is distinct and shares only some basic commonalities with the other Town Centers. Town Centers are located along the transit mall and major circulation systems in order to enhance access of the four Town Centers to each other. Uses and densities and intensities of uses which support transit will be encouraged. Town Centers include a wide variety of uses, including medium density residential, high density residential, government and community facilities, public and quasi-public, mid-rise office, retail, and urban parks plazas and open spaces. However, the primary uses are retail and office (mid-rise) commercial.

Section IX of this Chapter identifies the acreages and general locations of the various land use types. However, for the Town and Village Centers a mix of uses is desired and the uses should be integrated both horizontally and vertically. At the neighborhood or district scale, the nature and mix of uses should be sufficient to encourage pedestrian use. In an individual building, vertical mixed use will be allowed which would include a structure with retail or service uses on the ground floor with professional and/or residential uses on upper stories. The average intensity of non-residential development will be limited by its average Floor Area Ratio (FAR). The FAR is measured by dividing the number of square feet of building by the number of square feet of the parcel. For example, a three story, 60,000 square foot building (20,000 per floor) on a 20,000 parcel has a FAR of 3.0. Average densities (expressed in dwelling units per acre) will limit residential development.

Retail and mid-rise office land uses in Town Centers should be located in areas that are centralized in terms of the area served; have adequate pedestrian access to the site; are compatible with the surrounding land uses; have adequate drainage; and contribute aesthetically to the urban environment. Pedestrian plazas and urban open spaces will be strong design considerations in those types of developments. Successfully integrating pedestrian, bicycle, transit and vehicular circulation into these urban settings will be extremely important in creating a vibrant, active and accessible urban center. The implementation programs and design guidelines may provide additional direction on how this can be done. The design guidelines may also provide design guidance for site planning of Town Centers. For high density residential land use, see the Residential land use designation for the "locational criteria". High density housing will be an integral part of the Town Centers, however its siting and design must be sensitive to noise, traffic and other environmental impacts. Open space areas in Town Centers should provide the same amenities and purpose that it does in the other urban environments in South Sutter County; namely to provide visual relief from the urban environment, form a

linkage to other portions of the urban area, and serve as buffer, habitat, recreation and water retention areas. Open space designations in or near Town Centers should not detract from the critical mass of intensity which will make transit feasible and create a strong, pedestrian oriented core area. All land uses in the Town Centers should be located and designed to encourage pedestrian and transit use. For some uses and areas this may require carefully managing the available parking and limiting automobile access. Areas where automobile access is allowed or encouraged should be designed so that the automobile does not dominate. This can be accomplished by restricting travel speeds, creating a human-scale ground floor environment separating pedestrian space from auto traffic and establishing frequent and safe pedestrian crossings.

Typical public and quasi-public uses which will locate in the Town Center areas are those associated with a "downtown" core such as: community centers, libraries, cultural facilities, theaters, recreation complexes, specialized sports facilities and urban parks. Other land uses which will locate in Town Centers include: hotels, restaurants, book-stores, specialty stores, administrative and professional offices, business support services, financial, insurance and real estate services, medical services, day care centers, apartments and condominiums. Department stores should be encouraged to locate in Town Centers as anchors to commercial districts.

D. Employment (E)

The Employment land use designation encompasses a range of potential land uses. However, environmental factors and land use compatibility issues require the range to be limited to non-residential development. Employment includes lower intensity business uses such as light industrial, research and development (R&D) uses, manufacturing, business and professional offices, warehousing, support commercial retail and services.

The individual plans for each town contained in Section IX of this Chapter identify the number of acres, but not specific locations, which should be developed with business and R&D. The average intensity of business and R&D development will be limited by the Floor Area Ratio (FAR) standard. The FAR is measured by dividing the number of square feet of building by the number of square feet of the parcel. For example, a one story, 10,000 square foot building pad on a 20,000 square foot parcel has a FAR of .5.

Business and R&D land uses should be located to ensure proper truck access, buffering from non-business and R&D areas, adequate provision of parking, compatibility with adjoining uses, and adequate drainage. Highway-related business should be located near access points of major through routes. Business and R&D should be placed away from sensitive types of land use. Areas appropriate for a wide range of manufacturing, industrial and research and development activities include rail corridors and the flight path of the Sacramento Metropolitan Airport. Typical uses which may locate in the business and R&D areas are manufacturing, assembling, fabrication, private and public research institutions and research and development facilities (for example, the proposed Caltrans Western Regional Transportation Research and Development Center), aca-

demic institutions, warehousing, wholesale commercial, heavy commercial, all office uses, medical facilities, discount stores, automotive sales and service, commercial recreation (such as water park). Support commercial and retail services and parks and open space.

The criteria for locating support commercial and retail service centers are similar to those for locating neighborhood commercial centers: centralized location in relation to area served, adequate access (proper location and design of driveways and parking in relation to the street network), compatibility with adjacent land uses, adequate drainage and adequate parking. Support commercial and retail service centers should serve the daily needs of employees and employers. Typical uses which may locate in the support commercial and retail service center areas include restaurants, dry cleaners, grocery stores, copy centers, printers, telecommunication centers, professional offices, health clubs, day care centers and highway commercial uses including gas stations and lodging facilities, banks and automatic teller machines, recreational and other commercial ancillary services. Many of the intended uses of this land use could be included within an individual project design within a business complex or individual building. Design of the support commercial and retail service centers, whether distinct or part of a larger business complex, should encourage non-motorized trips. Generally, uses in these areas are to be compatible, in terms of height, intensity and design, with the surrounding area and development.

The approximate amount of business and R&D acreage in each town is identified in Section VIII of this Chapter.

E. Special Use Area (SU)

The Special Use Area land use designation is applied to areas in the Plan to ensure job opportunities, provision of higher intensity regionwide facilities and activities and amenities which are not exclusively a part of individual towns, villages and neighborhoods. Fourteen Special Use Areas are depicted on the Land Use Diagram. The intent of each is more specifically described in the following sections on the individual towns. Special Use Areas could include a very wide variety of uses: private businesses and research and development, marinas, hospitals, governmental centers, colleges, universities, trade schools, hotels and conference centers, resorts, golf courses, public and private research facilities, amusement parks, other commercial recreation uses, automotive sales malls, public gathering places, outdoor amphitheaters, cultural facilities, equestrian grounds, riding trails, parks and habitat preservation areas. Special Use Areas allow all of the land uses permitted in the Employment, and Town Center designations. This broad range of permitted land uses will allow the most flexibility and creativity in creating truly mixed use urban places and the opportunities for housing and employment side by side with unique amenities. Most of the Special Use Areas are also located along the Transit Mall.

Section IX of this Chapter identifies the acreages and general locations of the various land use types. However, for Special Use Areas, fairly specific types of activities are envisioned and the land use types of "retail", "garden office", "open space" or other type do not describe the type of activity in these areas very well. In this case, as in the case of Town and Village Centers, the indicated acreages have been provided in order to manage the provision of housing and job opportunities and the necessary facilities and services to serve them.

F. Multi-Use Open Space

The Multi-Use Open Space designation is applied to areas in order to provide a buffer between urban development and rural development patterns, establish a strong community identity, form part of the regional and South Sutter County open space system, protect important biological resources, allow continued agriculture and agricultural research, allow regional stormwater and effluent detention and establish and manage wildlife habitat. A possible extension of the planned Sacramento River Parkway may be included in the Multi-Use Open Space area along Garden Highway for wildlife habitat and agricultural preservation purposes.

The Multi-Use Open Space areas are primarily for passive recreation, wildlife habitat, regional detention facilities and for cultivated agricultural practices. However, other uses such as community and park facilities, biking, equestrian and hiking trails, can occur in these areas as well. Housing is considered an accessory use to the primary activity of a site and may be in the form of conventional single-family dwelling units at very low densities: one dwelling unit per ten (10) acres.

G. Multi-Use Corridor

The Multi-Use Corridor land use designation is intended to serve a multitude of functions. The corridors are intended to serve as community linkages, visual amenities and the hallmark of the South Sutter community. The arterial highway system and regional trail network will be largely located within these corridors. Utility easements and drainage and detention facilities may also be aligned in these corridors. It is important that adequate rights-of-way for ultimate buildout of the planning area be reserved for all future facilities, landscaping and noise attenuation at the initial development phases.

The corridors are also designed to serve aesthetic and buffering purposes. An urban forest and other formal and naturally landscaped areas will provide an enjoyable visual experience and visual amenity for people traveling along the corridors. The landscaping will also provide a buffer for adjacent developed areas. The Multi-Use Corridors will further serve as identifiable edges to different neighborhoods and districts.

Additionally, open space areas integrated into specific development plans may substitute for a portion of the Multi-Use Corridor acreage otherwise intended to be located along arterial roadways provided that these open space areas include circulation, drainage or other facilities that implement innovative or creative aspects of the South Sutter County General Plan Amendment.

Multi-Use Corridors are further explained in the Implementation Program and Design Guidelines, Appendix A.

H. Regional Park (RP)

The 1,200-acre Regional Park to be located in the Town of Pleasant Grove is designed to provide open space for major active recreational facilities, such as golf courses, softball, soccer and multi-purpose turf areas. The majority of the park will also serve dual duty as a regional stormwater and treated effluent detention facility during major storm events. During a 100-year storm event a large portion of the park area will be inundated for short periods of time. During lesser events a much smaller area will be flooded. A series of tiered detention basins designed for different flood elevations will be developed. Some areas with structures, improvements and flood intolerant landscaping will always remain above the water surface. Permanent improved and natural water bodies could be developed to provide water-oriented recreation opportunities and wildlife habitat. Examples of the types of land uses proposed for the regional park are listed in Table I of this Chapter.

I. Water-Oriented Open Space

Water-oriented open space is primarily utilized to convey stormwater runoff as part of the regional drainage system. However, these open space corridors can also be managed and enhanced as wildlife habitat and riparian areas and provide opportunities for passive recreation, trails, and edges to developed areas.

IX. TOWN DESCRIPTIONS

Each town is described briefly below to explain certain land use relationships that are established by the Land Use Diagram. A summary table of land uses by acreage, and demographic projections, are also included. The individual town land use concepts are also provided so the land use relationships within each town can be studied separately from the overall Land Use Diagram.

Development "cells" are identified for each town. The cells are the analytical building blocks of specific plans, the primary resource preservation and land development device used to implement this General Plan Amendment. The acreage for each land use designation is identified for each cell. The identified acreage is a target, not an absolute,

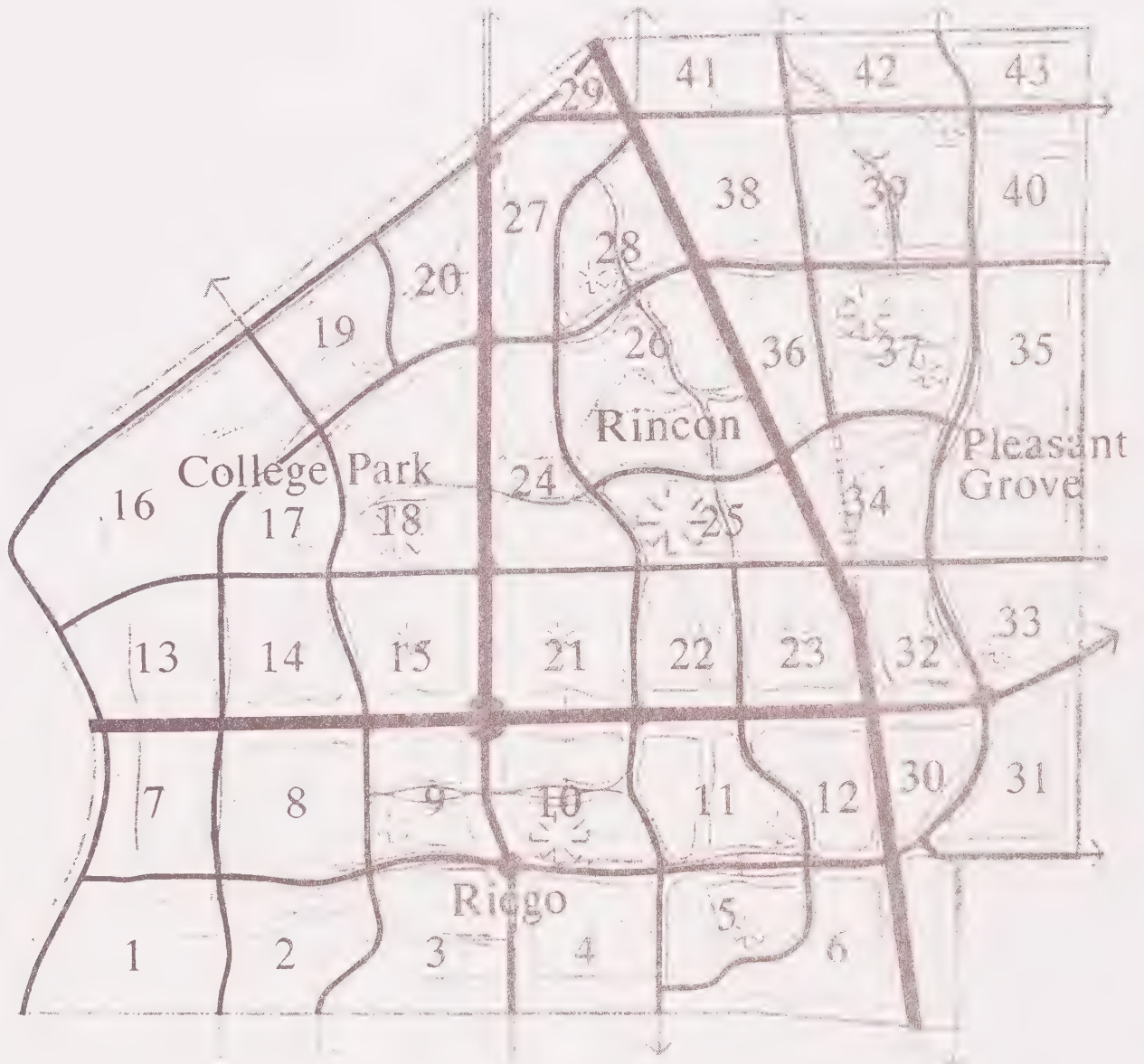
allowing for flexibility in the composition of various cells as specific plans or planned development zoning proposals are designed, reviewed and approved. While the types of uses proposed in a specific plan may deviate from the identified land use acreages contained in this section, the overall density and intensity of the development cells must be achieved and documented. The development cells are identified on Exhibit D.

Implementation programs may contain more refined acreage targets (for example, identifying the number of high density residential acres in a Town Center, Special Use Area, etc.), which can then be used by a project proponent to further refine the proposed specific plan land use concept and by the county as a "yardstick" to measure conformity through the Annual Monitoring Report process.

Provided the siting and design criteria are met, shifting of town or Village Centers from one development cell to another is not inconsistent with the intent of the General Plan Amendment provided that the relocation of town centers are limited to those areas designated as Special Use (SU). The Land Use Concept and the land use acreages contained in this chapter and those described in the implementation programs will not preclude such a shift.

It should be noted that the names of the four towns: Riego, College Park, Rincon and Pleasant Grove are simply for ease of identification and reference purposes only. It is expected that as the communities develop more descriptive or desirable names may be adopted for the towns. The changing of the town names should not be considered inconsistent with the General Plan.

A summary for the whole planning area is included in Table 3.



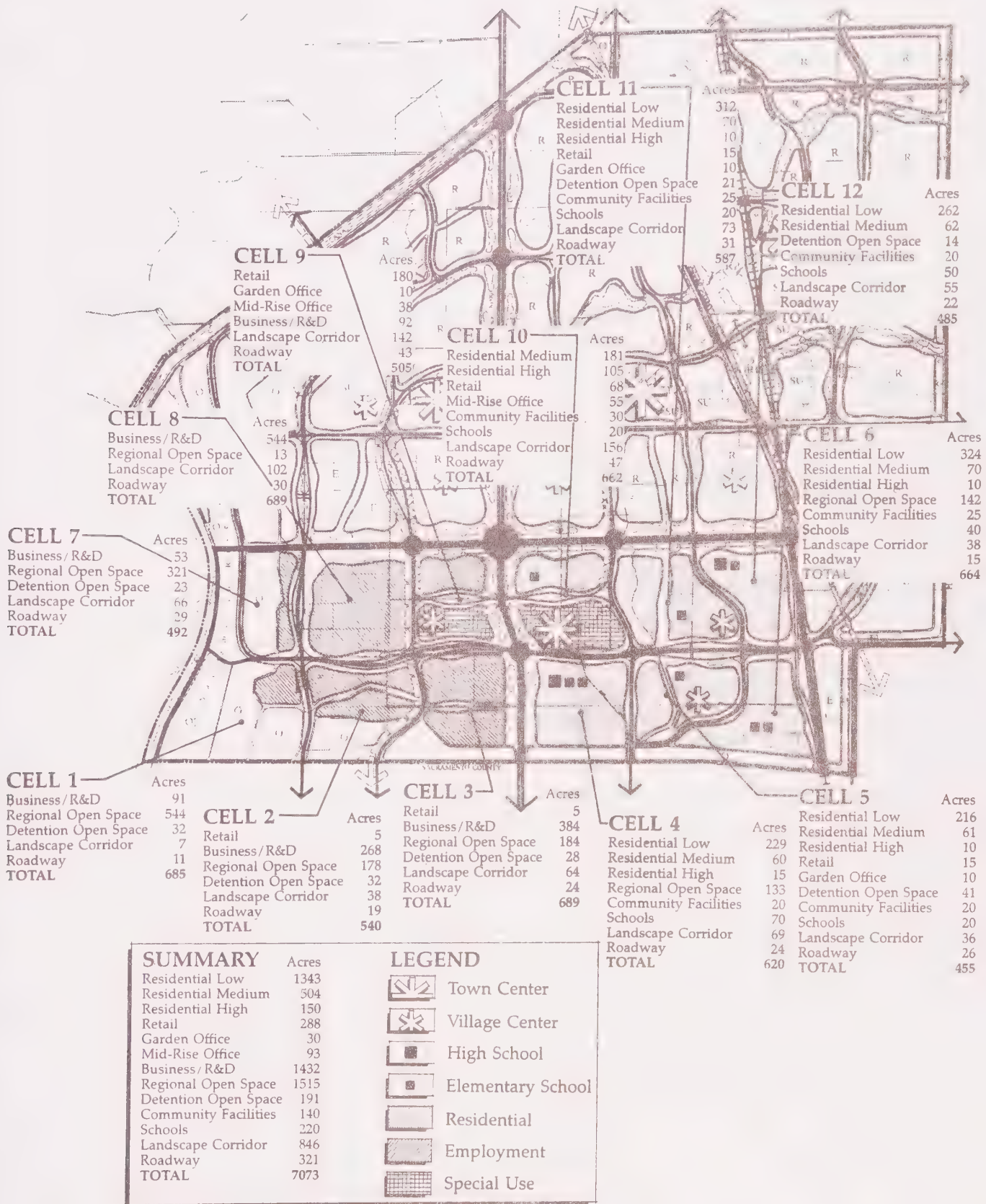
A. Town of Riego

Riego is the southernmost town area. It is intended to be a major employment center and the most urban and intensive in nature of the four towns. Complimenting the employment center is a large residential area. It is heavily influenced by the Sacramento Metropolitan Airport. The western portion of Riego is especially impacted due to its relationship to the flight pattern for the airport. Riego is bisected by Highway 99 and is bounded on the north by the proposed major east-west Multi-Use Corridor.

Because of the noise impacts and the bisecting nature of Highway 99, Riego is the only town to be treated as a combination of two fairly distinct planning areas. To the west, the plan reflects employment generating land uses and is entirely non-residential in nature; a large open space area, including the Sacramento River Parkway, dominates the western border along the Sacramento River with a less extensive swath of open space along the southern border. The remainder of the western portion is characterized by business and commercial uses. The eastern portion includes a substantial residential component and the Town Center. The Town Diagram (Exhibit E) more fully describes the intended land uses for Riego on a development cell by cell basis.

The Riego Town Center will be functionally and aesthetically tied to the Special Use Areas on both sides of Highway 99. The transit mall and a portion of the loop road system will connect the two sides. The Town Center will include a residential component, a retail component and a commercial services and office component. The west side will be characterized by a convention center hotel and a non-residential Village Center. Other uses which may be associated with the center(s) include: a golf course, an amusement park, an automotive sales park, recreational facility, a community college or technical college, and a swimming, tennis or health club complex. Two other village centers are located to serve the outlying or residential areas on the eastern side of Riego.

TOWN OF RIEGO (acres are approximate)



B. Town of College Park

The Town of College Park is located in the northwesterly portion of South Sutter County. The name reflects the intention that a site for Yuba College or a comparable community college and if a major academic institution is to be located in South Sutter County they should be in the town of College Park. Opportunities exist for agricultural research activities to take place in the open space areas in the western portion of the town. Research and development activities located in the Employment areas in the southern portion of the town could also be associated with academic research activities. It is bounded by Highway 99 on the east, the proposed major east-west Multi-Use Corridor on the south, the Sacramento River on the west and the Cross Canal along the north west reaches.

The College Park Town Center is located near Highway 99 and is serviced by the transit mall system. The Town Center will include a retail, high density and mid-rise office component. The Western Special Use Area is to be associated with the college or university. The Town Center and the college/university to the west will be connected by a series of open space linkages, preferably associated with a canal waterway system. The large open space area to the west of the Special Use Area (college/university) could be a wildlife habitat area as well as a research area for the college/university. A bicycle and pedestrian open space swath will connect the Town Center-college area to the Special Use Area along the Sacramento River which is intended to contain a marina and other river-oriented development. A golf course might also extend from the university to the marina area connecting a conference/hotel-type facility adjacent to the university with a resort-type hotel at the marina. Bicycle routes would also circle the town, allowing for bicycle road races. A velodrome for bike racing could also an appropriate use.

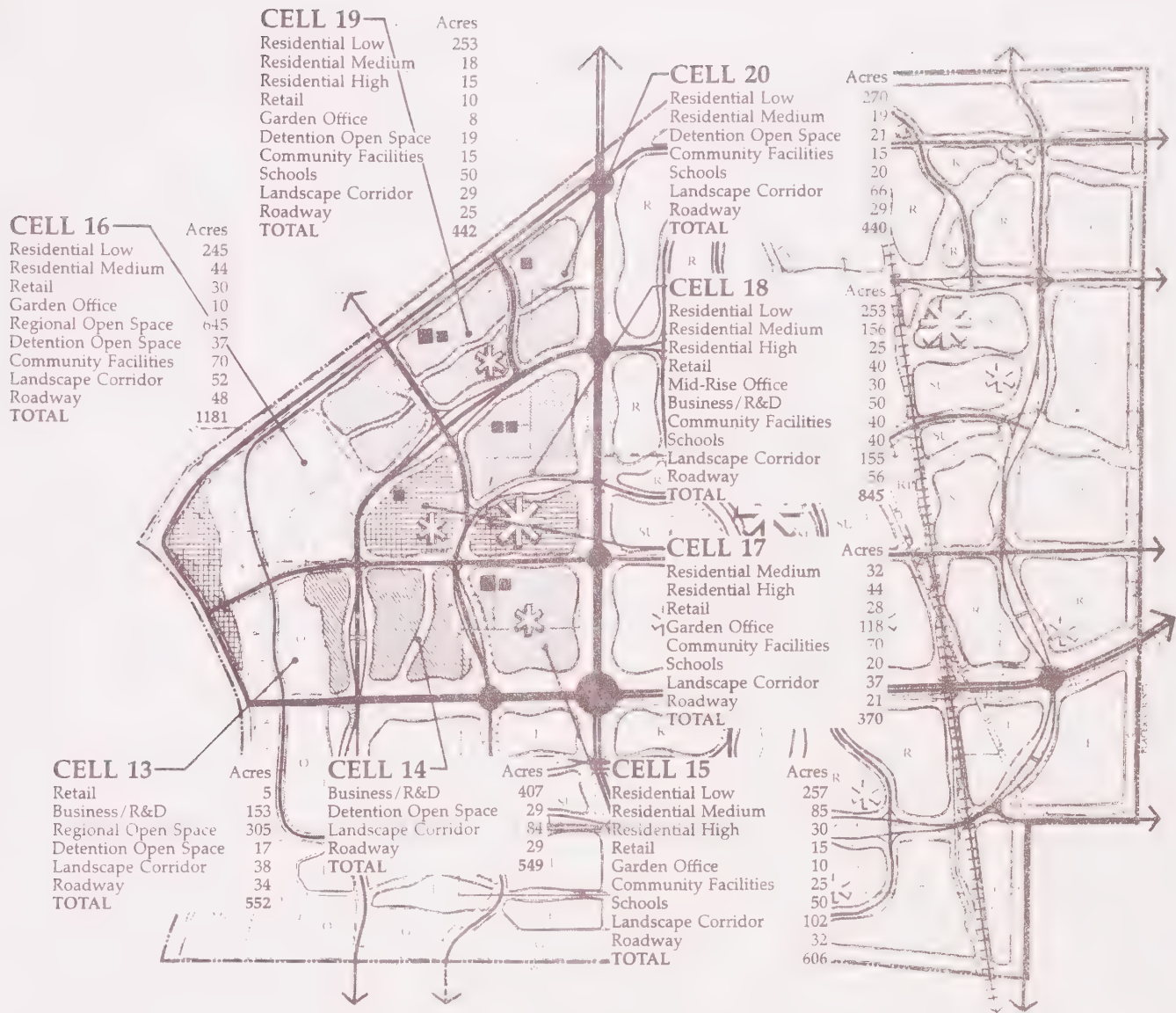
The intent of the westernmost Special Use Area is that it would be an on or off channel marina complex. The marina could be constructed, along with a new levee (if necessary), in the southern Special Use Area, with an associated retail/recreational/resort hotel area in the northern Special Use Area.

The college/university area itself will be designed with an open space buffer along most of its perimeter. Other uses in the college/university area will include a Village Center which would cater to the needs of the students, employees and visitors of the university, a conference facility and athletic facilities.

A large mixed density residential area is located in the northern portion of the town. This residential area would be served by one Village Center and its southern area would be served by the Town Center and university village.

TOWN OF COLLEGE PARK

(acres are approximate)



SUMMARY	Acres
Residential Low	1322
Residential Medium	354
Residential High	114
Retail	128
Garden Office	146
Mid-Rise Office	30
Business/R&D	610
Regional Open Space	950
Detention Open Space	123
Community Facilities	215
Schools	180
Landscape Corridor	563
Roadway	274
TOTAL	5009

LEGEND	
	Town Center
	Village Center
	High School
	Elementary School
	Residential
	Employment
	Special Use

C. Town of Rincon

The Town of Rincon is the most "central" within South Sutter County. It is intended to be largely residential in nature and also to become the cultural and civic center of South Sutter County. Its boundaries include the proposed east-west Multi-Use Corridor on the south, Highway 99 on the west and the Pleasant Grove Creek Canal along the northeast.

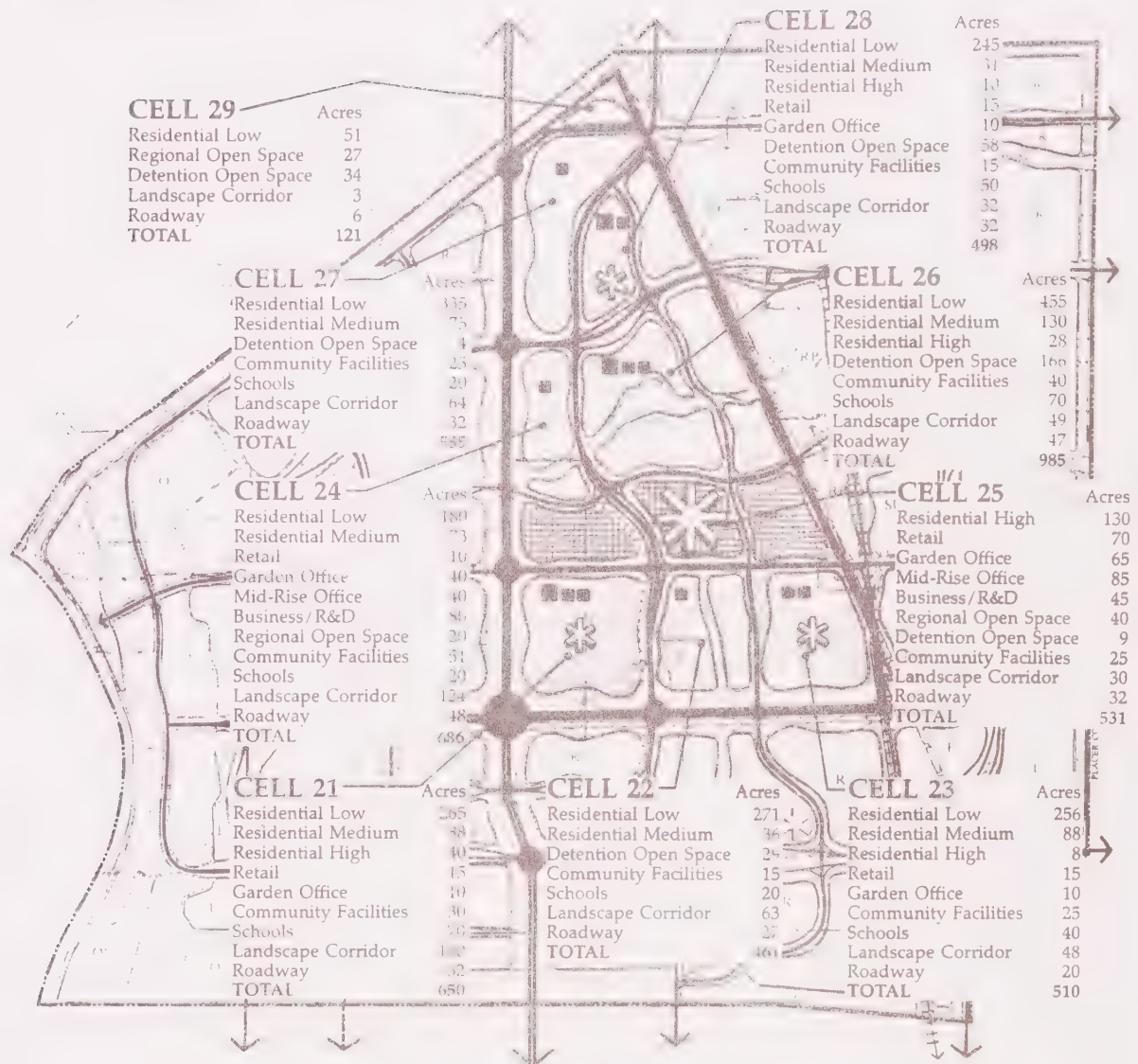
The Rincon Town Center is located in the center of the portion of South Sutter County to be developed. The Rincon Town Center will be a mixed use town, including high density residential, retail, business and mid-rise office land use. The Special Use Area is intended to become the cultural heart of South Sutter County. The intent is to provide a number of regional attractions associated with the arts and government. Typical uses could include public gathering areas, an outdoor amphitheater, theaters, and museums and civic center/governmental buildings. The Special Use Areas would include a substantial amount of outdoor semi-public and public space. Major churches and other institutional uses should be encouraged. Additionally, a hospital and research facility should be encouraged somewhere within the S-U area.

An expansive lake system could be included and is encouraged north of the cultural/civic center complex area. The lake system could include sailing facilities and competitive rowing facilities. The college/university area on the west side of Highway 99 will be connected to the cultural and civic center area on the east by the transit mall and the pedestrian and bicycle circulation system.

Lower and mixed density residential areas surround the mixed use urban core area and Town Center. Three Village Centers have been planned to serve the outlying residential areas. Many residential areas will have ready access to the regional park area to the east.

TOWN OF RINCON

(acres are approximate)



SUMMARY		LEGEND	
	Acres		Town Center
Residential Low	2058		Village Center
Residential Medium	521		High School
Residential High	216		Elementary School
Retail	125		Residential
Garden Office	135		Special Use
Mid-Rise Office	125		
Business/R&D	125		
Regional Open Space	87		
Detention Open Space	300		
Community Facilities	190		
Schools	290		
Landscape Corridor	513		
Roadway	275		
TOTAL	4960		

D. Town of Pleasant Grove

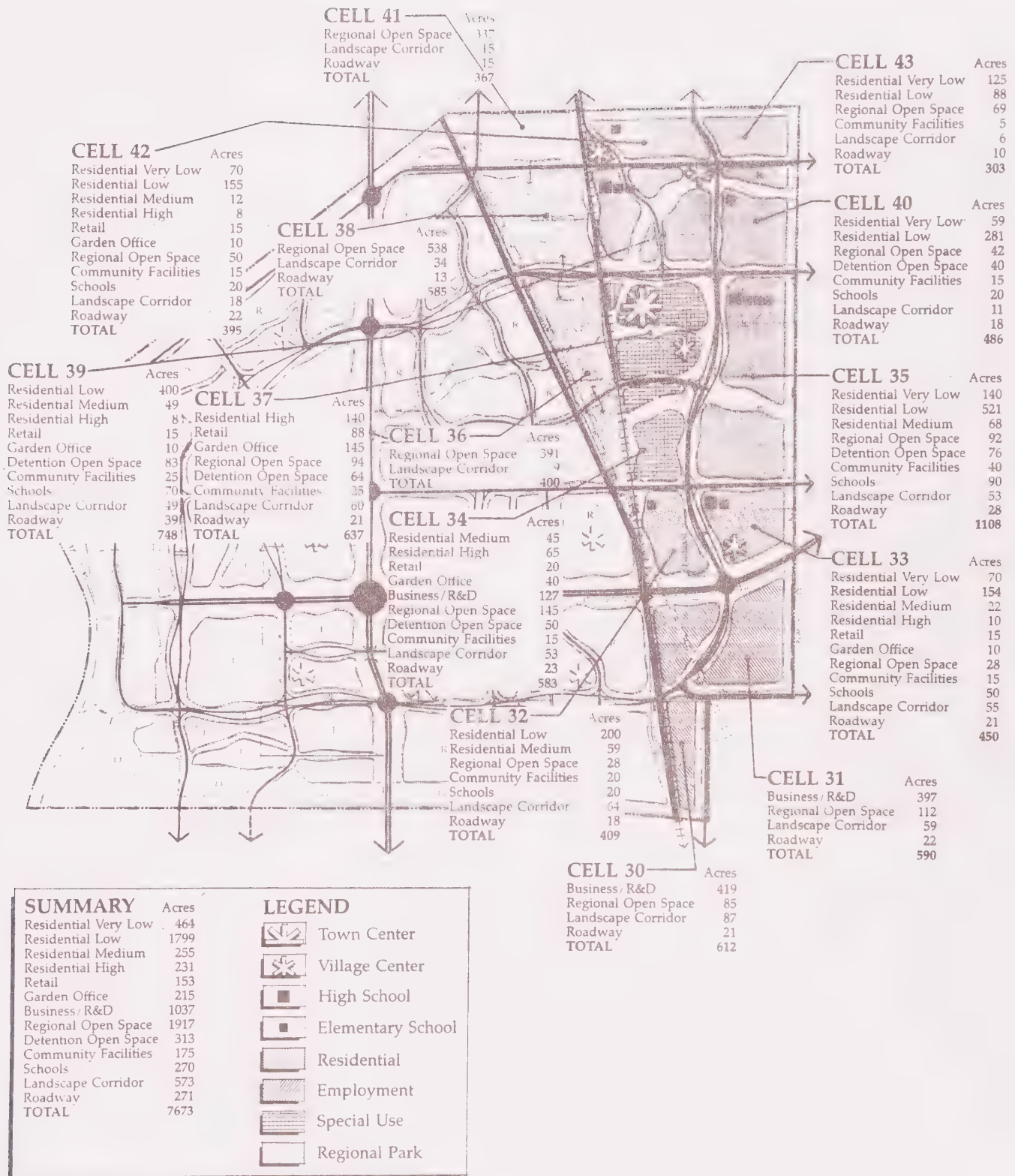
The Town of Pleasant Grove is located east of the Pleasant Grove Creek Canal, and the Regional Park in the northeastern portion of the planning area. This town is intended to be the least intensively developed of the four. A good portion of the residential area (particularly along the boundaries of the planning area) are intended for very low densities (2.5 DU/Ac). The town is laid out to have two centers: the mixed use Town Center and Special Use Areas in the central portion of the town and the Employment Center in the southern portion of the town. The Employment Center is located to take advantage of the regional transportation facilities of the Union Pacific Railway and the major east-west arterial expressway.

The Town Center is located in the heart of the Pleasant Grove area. The Town Center will include retail, business/R&D, and mid-rise office land uses as well as apartments. The transit mall connects with the Rincon Town Center and the other two towns and the Special Use Areas to the south. The Special Use Areas will be of a lower intensity than many other Special Use Areas in South Sutter County. They will include a definite recreation focus. They could include such uses as rodeo fields, polo fields, riding trails and parks. More passive uses will be associated with the creek corridors that pass through the town. These include floodways, waterfowl habitat area, riparian areas and other open spaces. A golf course could be provided within the area of the Town Center, or nearby. A private college or a branch of a community college could also be provided in the Special Use Areas.

The outlying residential areas are intended to be served by three Village Centers. Two of these Village Centers incorporate existing facilities of the Town of Pleasant Grove including the fire station and store.

TOWN OF PLEASANT GROVE

(acres are approximate)



**TABLE 3
LAND USE SUMMARY
(All Towns)**

	Town of Riego	Town of College Park	Town of Rincon	Town of Pleasant Grove	TOTAL
Acreage Summary By Land Use					
Residential					
Very Low Density	0	0	0	464	464
Low Density	1343	1322	2058	1799	6,522
Medium Density	504	354	521	255	1,634
High Density	150	114	216	231	711
Residential Subtotal	1,997	1,790	2,795	2,749	9,331
Commercial					
Retail	288	128	125	153	694
Garden Office	30	146	135	215	526
Mid Rise Office	93	30	125	0	248
Business/R&D	1432	610	125	1037	3,204
Commercial Subtotal	1,843	914	510	1,405	4,672
Open Space & Other Land Uses					
Regional Open Space	1515	950	87	1917	4,469
Detention Open Space	191	123	300	313	927
Community Facilities	140	215	190	175	720
Schools	220	180	290	270	960
Landscape Corridor	846	563	513	573	2,495
Roadways	321	274	275	271	1,141
Open Space & Other Land Uses Subtotal	3,233	2,305	1,655	3,519	10,712
TOTAL ACREAGE	7,073	5,009	4,960	7,673	24,715
School & Child Care					
Students					
Elementary Students	5448	4786	7437	6539	24,210
Sr. High Students	1501	1315	2040	2769	7,625
Total Students	6,949	6,101	9,477	9,308	31,835
New Schools					
Elementary	8	6	10	9	33
Sr. High	2	2	3	3	10
Total Schools	10	8	13	12	43
Child Care					
Households	13334	11201	17714	15273	57,522
Children of All Ages	8000	6721	10628	9164	34,513
Child Care Children	5360	4503	7121	6140	23,124

TABLE 3
LAND USE SUMMARY
(Continued)

	Town of Riego	Town of College Park	Town of Rincon	Town of Pleasant Grove	TOTAL
Jobs/Housing Analysis					
Total Households	13334	11201	17714	15273	57,522
Total Population	33069	27778	43930	37876	142,653
Total Job-Age Persons	21334	17921	28343	24437	92,035
Total Job Opportunities	33510	19010	17900	26450	96,870

CHAPTER FOUR

Open Space & Conservation

OPEN SPACE AND CONSERVATION

I. INTRODUCTION

A. Purpose

The Open Space and Conservation Chapter establishes goals, policies and actions that relate to the preservation of open space and the conservation of natural resources. Open space areas are identified on the Land Use Diagram (Exhibit A). There are many categories and purposes for which open space is preserved but in this General Plan Amendment those purposes have been grouped into four categories which are identified on Exhibit I, the Open Space Plan. A fifth category of open space is included in the Plan but is not shown on the Land Use Diagram. This fifth class of open space includes neighborhood and community parks, school yards, public plazas and other features that will be located on a site-specific basis as individual development projects are designed and approved. Requirements for park acreage and guidelines for urban open space areas are included in the Community Facilities and Services Chapter of the General Plan Amendment and may also be addressed in implementation programs and design guidelines. The Land Use Chapter also discusses open space purposes and conservation objectives in relation to the General Land Use Diagram and other land uses. In the South Sutter County area a network of open space is established to serve a number of purposes and in most cases the same open space area will serve multiple uses. The following uses of open space and conservation objectives have been considered and incorporated into this Plan:

- Conservation of sensitive environmental features;
- Conservation and enhancement of wildlife habitat;
- Conservation of water and control of water quality;
- Extension and enhancement of the Sacramento River Parkway;
- Flood control and stormwater detention;
- Preservation of the area's agricultural heritage, in an area of prime soils;
- Establishing a strong, high quality community identity and character, distinct from the surrounding region;
- Opportunities for passive and active recreational experiences in natural and semi-natural settings;

- Visual amenities (landscaped, natural, and water-oriented) and buffers between land uses, neighborhoods and surrounding agricultural areas;
- Right-of-way and corridors for utility systems;
- Right-of-way and aesthetically pleasing corridors for the vehicular, transit, bicycle and pedestrian circulation systems; and
- Rights-of-way for future community use and public facilities.

B. Consistency with State Planning Law

1. Open Space Elements

California state law requires that an Open Space Element be prepared as one of the seven mandated elements of a General Plan (CGC 65302(e)). Government Code sections 65560 et. seq., detail the statutory requirements and public interest purposes that govern open space elements. Section 65562 describes the Legislature's intent in establishing the Open Space Element requirement:

It is the intent of the Legislature in enacting this article:

- To assure that cities and counties recognize that open-space land is a limited valuable resource which must be conserved wherever possible; and
- To assure that every city and county will prepare and carry out open-space plans which, along with state and regional open-space plans, will accomplish the objectives of a comprehensive open-space program.

Government Code section 65560 (b) defines the purposes for which open space should be preserved:

- For the preservation of natural resources;
- For the managed production of resources;
- For outdoor recreation; and
- For public health and safety.

State law also requires that the Open Space Element contain an action program which the legislative body intends to pursue in implementing its Open Space Plan (CGC 65564). The California General Plan Guidelines give examples of action programs that are appropriate for local governments to institute.

2. Conservation Element

Government Code section 65302 (d) requires that all General Plans shall include: "...A Conservation Element for the conservation, development and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources." The code goes on to express the importance of water conservation and coordination with local water agencies. The California Public Resources Code also stipulates General Plan requirements in relation to management of mineral resources but no significant resources of this type are located in the study area.

The most significant conservation issues identified in state law that relate to South Sutter County are soils, wildlife, water resources, and flood control. Flood control is addressed in the Safety and Public Facilities Chapter of this General Plan Amendment. Soils, wildlife and water resources are addressed in this Chapter.

C. Type of Open Space

The four categories of open space identified on the Land Use Diagram and Open Space Plan are briefly described below. The reader is referred to the Land Use Chapter for a more detailed explanation of the permitted uses in the four categories. Open space as a permitted and required land use within other land use designations is further discussed in the Land Use Chapter and may be addressed also in implementation programs and design guidelines.

1. Multi-Use Open Space

The Multi-Use Open Space designation contains areas for extension of the Sacramento River Parkway, opportunities for preservation of agricultural activities on prime agricultural soils, regional stormwater detention facilities and landscaped buffers from surrounding areas. This category of open space will also provide opportunities for establishing strong community identity with edge treatments and unique community gateways, recreation activities and managed wildlife habitat.

2. Multi-Use Corridors

Multi-Use Corridors provide a unique internal network of open spaces that are designed for a myriad of purposes. First these corridors will contain the main arterial circulation system within aesthetically pleasing corridors containing urban forests, water-oriented open space and managed natural and landscaped areas. Also contained within these corridors will be public utilities and the regional bicycle, pedestrian and transit circulation system. Local circulation, rights-of-way and corridors for pedestrian, bicycle and other transportation modes as well as drainage facilities may also serve to satisfy the Multi-Use Corridor requirements of specific developments. Drainage canals may be located within the corridors and can be used and designed as additional amenities that

can enhance surrounding land uses. Lastly, these corridors can serve as well defined, landscaped boundaries and entryways to individual neighborhoods, employment centers and, Village and Town Centers. The Multi-Use Corridors along with other components of the South Sutter County open space network will help to define a unique physical community structure and urban form for the planning area.

3. Water-Oriented Open Space

Water-Oriented Open Space is primarily utilized to convey stormwater runoff as part of the regional drainage system. However, these open space corridors can also be managed and enhanced as wildlife habitat and riparian areas and provide opportunities for passive recreation and edges to developed areas.

4. Regional Park

The 1200-acre Regional Park to be located between the Towns of Pleasant Grove and Rincon is designed to provide open space for major active recreational facilities, such as a golf course, softball, soccer and multi-purpose turf areas. The majority of the park will also serve dual duty as a major regional stormwater and treated effluent detention facility during major storm events. During a 100-year storm event a large portion of the park area will be inundated for short periods of time. During lesser events a much smaller area will be flooded. A series of tiered detention basins designed for different flood elevations will be developed. Some areas with structures, improvements and flood intolerant landscaping will always remain above the water surface. Permanent improved and natural water bodies could be developed to provide water-oriented recreation opportunities and wildlife habitat.

5. Other Open Space Areas

In addition to the community-wide open space network described above neighborhood and community parks, public plazas, school yards, golf courses and landscaped open space areas will be established as development projects are approved. In most cases, these neighborhood and activity center facilities are required to be provided by project applicants. These local scale open space areas will often be sited to take advantage of, and provide access to the regional open space network. Skillful development of these open space areas will be important in carrying the community themes of visual amenity, pedestrian and bicycle utility and interactive community lifestyle down to the local level.

6. Conservation

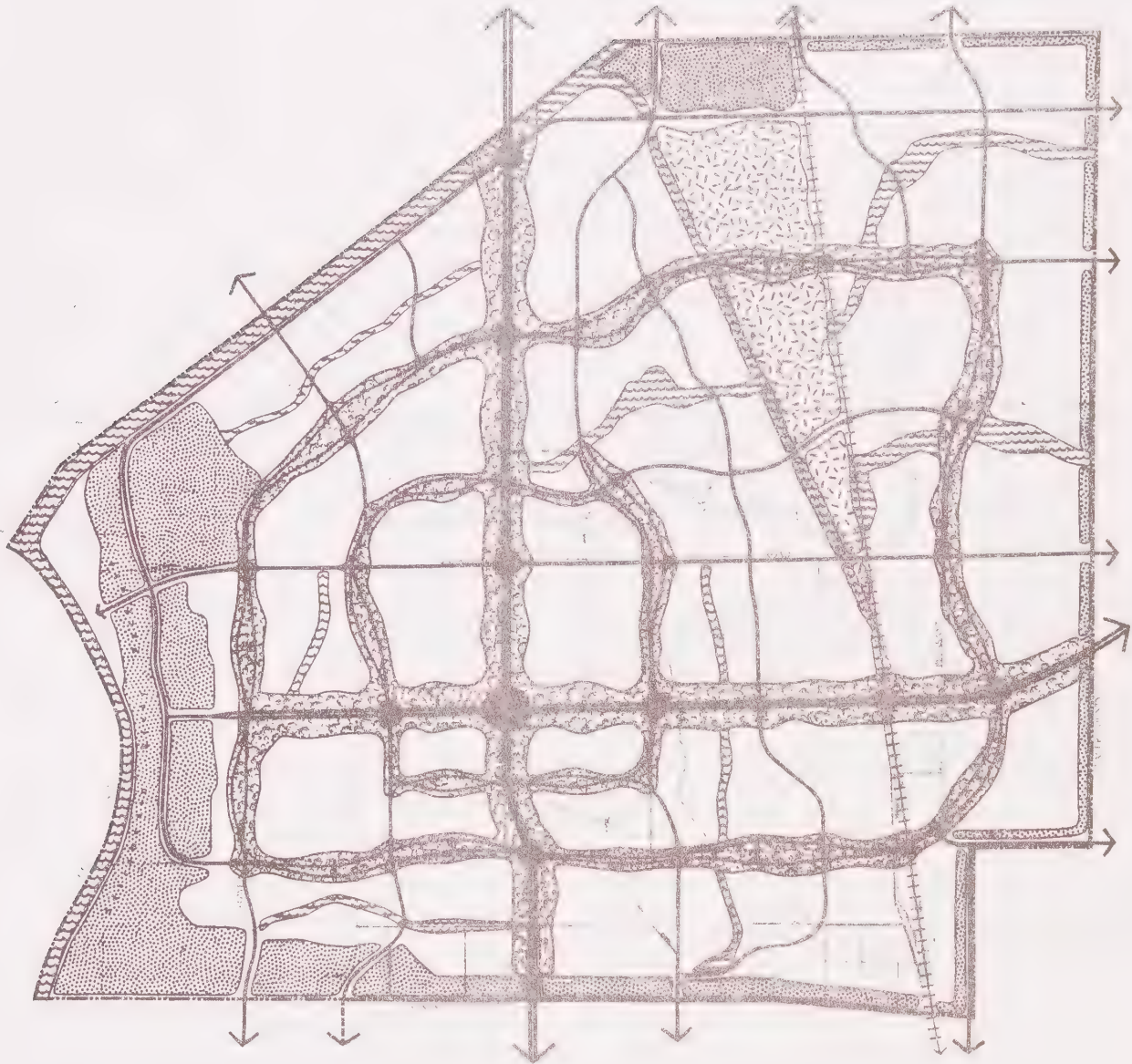
A number of conservation objectives for the Plan were listed above and will be primarily accomplished by establishing open space areas. Flood control and protection facilities will be coordinated with local and regional agencies as required by state law. In addition, all flood control and detention areas will be designed to improve the quality of

stormwater runoff by trapping sediments, using natural passive filtration, providing aeration riffles and contributing to groundwater recharge by being unlined. Some waterways and open space areas will have their wildlife habitat value enhanced by planting of native vegetation and managed as habitat. Water consumption will be minimized by the use of reclaimed water where possible and by the utilization of drought tolerant landscaping and water conservation technologies in development.

A portion of the planning area is being preserved as large areas of permanent open space which provide regional floodwater detention areas but may also preserve prime agricultural soils for continued production. While this is not the primary focus of this Plan it will continue the agrarian tradition and provide a transitional land use pattern to the Sacramento River Parkway, and provide another type of open space asset to the community. These areas will be managed similar to the floodway bypasses located along the Sacramento River. Other portions of this large open space area in the western and southern portions of the planning area will be used for wildlife habitat mitigation areas.

One of the primary objectives of this General Plan Amendment is to minimize the use of single occupancy vehicles and improve regional air quality. This General Plan Amendment, particularly the Air Quality Chapter and implementing documents, provides policies and guidelines that require a mix of land uses within development areas. Routine goods and services, local employment centers, schools and recreational facilities are designed to be easily accessible to the community's residents. In many cases, access will be available through the transit, bicycle, pedestrian and eventually the telecommunications networks.

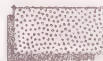
OPEN SPACE PLAN (not to scale)



LEGEND



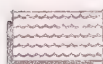
Multi-Use Corridor (not to scale)



Multi-Use Open Space



Regional Park



Water Oriented Open Space

South Sutter County

General Plan Amendment ☸ ☸ ☸ ☸

Exhibit I

II. GOALS, POLICIES AND ACTIONS

A. Preservation and Enhancement of Significant Natural Resources

Goal 1 To conserve natural resources through the protection and enhancement of permanently preserved open space.

Intent The interrelationships between local communities and the surrounding natural environment help establish a community as a desirable and healthful place to live. Preserving significant biological features and habitats helps preserve biological diversity, provide passive recreation and educational opportunities and help maintain natural, life-sustaining systems.

Policy 1.1 The County recognizes the Sacramento River (the Cross Canal, Pleasant Grove Creek Canal, the Natomas Canal) and Curry and Pleasant Grove Creeks as important open space resources for flood control, water quality control and visual amenity.

Policy 1.2 The County establishes open space corridors along all major waterways as described in Policy 1.1 above.

Actions

1.2.1 The County will require open space designations on all waterways including adequate buffer areas shown on the Open Space Plan as part of the development approval process.

1.2.2 The County will review all development proposals to assess the impacts on waterways, riparian corridors, and adjacent buffer areas and require appropriate mitigation measures. Reviews should include screening for the following impacts:

- Water quality;
- Wildlife habitat;
- Physical and viewshed encroachment;
- Erosion potential;
- Noise; and
- Obstructions.

Policy 1.3 Multi-Use Open Space areas shall be established that provide for a variety of open space uses including:

- Managed wildlife habitat;
- Stormwater runoff detention;
- Community edges and natural amenities;
- Agriculture and agricultural research; and
- Passive and active recreational activities in natural, semi-natural and agrarian settings.

Policy 1.4 In areas designated as Multi-Use Open Space the County shall ensure that adequate areas remain available for required uses such as stormwater detention but are also managed and made available for complimentary uses such as agriculture and recreation.

Policy 1.5 The Multi-Use Open Space area in the far western portion of the plan shall be coordinated with Sacramento County for a possible extension of the Sacramento River Parkway.

Actions

1.5.1 Prepare a detailed land use and management plan for the future use of the multi-purpose open space areas.

1.5.2 Develop an ownership plan for the Multi-Use Open Space areas that will:

- Lead to public ownership of critical areas and allow for private ownership with conservation and access easements as necessary; and
- Establish programs for the transfer of ownership to the public that include out-right dedication, development agreements or exactions and may include incentives pursuant with state and federal law.

1.5.3 Establish a program, such as a transfer of development credit system, to allow private landowners in areas designated multi-use open space to generate additional land value and realize economic benefit from their property.

1.5.4 Prepare a land use and management plan for the Sacramento River Parkway that coordinates with other state, regional and local Sacramento River planning efforts.

1.5.5 Prepare a plan, coordinating with state and federal agencies, on the management and enhancement of wildlife habitat in multi-use open space areas.

Policy 1.6 The County will seek opportunities for preservation or establishment of wildlife habitat, in conjunction with other uses and developments within the South Sutter County planning area.

Actions

1.6.1 The County will review all development proposals and facilities improvement plans to identify potential areas for wildlife habitat.

1.6.2 The County will review all development proposals to determine the project's impact on existing or planned wildlife habitat areas.

1.7 The Pleasant Grove Cemetery shall be delineated as a permanent open space.

Goal 2 To responsibly utilize and manage water resources within the planning area.

Intent Through the wise use of water resources within the planning area water quality can be maintained and the quantity of water consumed within the planning area can be minimized. Adequate flood control and protection can be provided while advantage can be taken of the resource that stormwater runoff represents.

Policy 2.1 All development projects and other planning area activities shall be reviewed for potential impacts on water quality. Appropriate mitigation measures shall be imposed, which may include the following:

- Grading and erosion control techniques;
- Sedimentation ponds;
- Gravity filtration, petroleum traps, biological treatment, and other passive treatment techniques;
- Passive treatment of urban runoff;
- Construction erosion control facilities and climatic scheduling;
- Restricted use of chemicals; and
- Hazardous waste management plans.

Actions

2.1.1 The County will prepare a water quality action plan that identifies how land use activities should be reviewed, conditioned and monitored. The action plan should include requirements and a guide of techniques and facilities designs that landowners, developers and public agencies can use to minimize water quality impacts.

2.1.2 The County will work with the Central Valley Regional Water Quality Control Board to review all land use activities requiring discretionary approval. After development, surface water quality or discharges from the developed area to the Sacramento River should be monitored on a regular basis.

2.1.3 The County will work with other state and federal agencies to identify opportunities and techniques for reducing water quality impacts.

Policy 2.2 Sutter County will review all development proposals and public facilities improvement plans to ensure water resources are conserved to the maximum extent possible and for compliance with Section 404 of the Federal Clean Water Act.

Policy 2.3 Drought-tolerant landscaping, water conserving fixtures, reuse of wastewater when feasible, and the capture of storm runoff shall be required in all private and public facility designs consistent with adopted plans of the County.

Policy 2.4 The County will prepare a comprehensive water resources supply and management plan.

Actions

2.4.1 Prepare a water conservation plan.

2.4.2 The County will prepare a strategy to reuse treated wastewater and use stormwater runoff within the project area for permanent water features and irrigation whenever possible.

2.4.3 County codes will be updated to require all new development in the South Sutter area to incorporate water conservation features for landscaping and pumping fixtures.

2.4.4 The County or other appropriate agency will monitor the effects of development of the South Sutter area on the groundwater supply. If the drawdown is severe, then a plan to inject treated wastewater and allow for groundwater recharge shall be prepared.

Policy 2.5 Flood control and drainage facilities shall be designed to provide protection from inundation from a 100-year flood event in the planning area.

Policy 2.6 The County will work with surrounding jurisdictions to accomplish a regional solution to flood control protection.

Actions

2.6.1 The County will prepare a comprehensive stormwater and flood control plan.

2.6.2 The County will continue to work to provide 100-year or better protection for the South Sutter County planning area.

- 2.6.3 Individual development projects will be reviewed to ensure that adequate stormwater detention facilities are provided to accommodate the runoff increment generated by the project.

Goal 3 **An open space network throughout the South Sutter County planning area for aesthetic and functional purposes.**

Intent Open space is commonly established for a variety of reasons. In the South Sutter planning area a network of open space is being established to accommodate near and long-term public facilities, recreation opportunities, agricultural activities, community buffers, water features, landscape corridors, wildlife habitat, and many other uses. The network is also being established to create a unique character and quality that will be the hallmark of the South Sutter community distinguishing it from other development areas in the region.

Policy 3.1 Require that all Multi-Use Corridors depicted on the South Sutter County Land Use Diagram and Open Space Plan and generally described herein be established as part of any development approval.

Policy 3.2 At the time development projects are approved public facilities planning shall have been completed to a level adequate to determine future rights-of-way for any Multi-Use Corridor in the project area. This shall include roads, transit, pedestrian and bikeways, public utility easements, drainage facilities and landscaping.

Policy 3.3 Adequate right-of-way for the Multi-Use Corridors to accommodate future public facilities shall be established and preserved at the time the initial development phases are approved.

Policy 3.4 The Multi-Use Corridors are to be viewed as a comprehensive system when individual segments are being implemented. Proposed linkages must be maintained within the planning area and ultimately to the surrounding region.

Action

3.4.1 Design of the Multi-Use Corridor shall maintain significant viewsheds and visual linkages to the planning and surrounding areas.

Policy 3.5 Individual development projects must provide landscaping, forestation, and improvements consistent with the overall objectives and guidelines for development of the Multi-Use Corridor network.

Policy 3.6 Each new development shall be required to dedicate the right-of-way for any portions of an Multi-Use Corridor that passes through the development site. Improvement of multi-use corridors shall be funded on a pro-rata basis by all

developments in South Sutter County through the use of assessment districts, development fees, Mello-Roos Districts, or other similar funding mechanisms. Bonding for the required improvements shall be considered compliance with this policy.

Policy 3.7 The design of individual development projects should recognize the Multi-Use Corridors as community entryways; neighborhood, village and town boundaries; aesthetic and functional compliments to adjacent development areas; opportunities for wildlife-habitat and stormwater detention; buffers between conflicting land uses and opportunities for pedestrian and bikeway trails consistent with the South Sutter County Trails Plan (see the Circulation Chapter).

Actions

3.7.1 As part of the development approval process all development projects shall be required to contribute fees or in kind services for the landscaping of community gateways, the Highway 99/70 corridor and the east-west expressway.

3.7.2 Prepare a master landscape plan for each of the Town Planning Areas that establishes landscape and hardscape themes and concepts that can be used to visually and aesthetically unify the planning area. Include treatments for wildlife habitat areas, urban forests, natural and formal landscaping with a planting palette of native, compatible and climatically-tolerant species.

3.7.3 Prepare an improvement standards manual for all facilities to be located within the Multi-Use Corridors for use by developers and County staff (refer to Appendix A).

3.7.4 The County will create a Landscape and Lighting Maintenance District.

Policy 3.8 Require the dedication and improvement of adequate park areas and facilities, trails and other public open spaces as part of development project approvals, consistent with this General Plan Amendment.

Goal 4 A multi-purpose Regional Park facility as designated on the Land Use Diagram.

Intent The multi-purpose Regional Park facility may provide areas for regional stormwater detention, a regional sports complex, golf course and play areas, permanent water features, managed wildlife habitat and community edges. The Regional Park was sited in Pleasant Grove along the Rincon border to accommodate storm flows from the north and east of the planning area. Pleasant Grove Canal and Union Pacific Railroad right-of-way already separate this site from adjacent areas.

Policy 4.1 Set as a high priority the establishment of an agency, special district, or new County department to oversee the planning, development and eventual operation and maintenance of the Regional Park and other parks within the planning area.

Actions

4.1.1 Prepare a land use and management plan for the Regional Park including trail linkages to other portions of the planning area.

4.1.2 Design all flood basins to be used for other uses in the dry season months.

4.1.3 Include a wildlife habitat plan in planning for the Regional Park.

Policy 4.2 Finalize as part of the public facilities planning process for implementing the South Sutter County General Plan the volume and configuration of detention facilities to be included in the Regional Park. Different elevation flood basins should be designed to accommodate different storm events with some areas remaining free from inundation.

Policy 4.3 Determine what regional recreation and support facilities should be located in the Regional Park.

Policy 4.4 Allow support commercial and commercial recreational facilities within the area designated Regional Park.

Policy 4.5 Plan for joint use of seasonally flooded areas and permanent water features for recreation, flood control and wildlife habitat.

Policy 4.6 All new development within the South Sutter County area shall pay development fees for the acquisition and development of the regional park.

Goal 5 **A planning area trail system that serves both recreational and transportation needs.**

Intent It is the intent of this General Plan Amendment to provide alternative modes of circulation within the planning area. One of these is to develop an extensive trails network that in conjunction with local sidewalks and pathways, bicycle facilities and the transit mall will provide alternative access to virtually any portion of the planning area, particularly the activity centers.

Policy 5.1 **Implement the Trails Plan as development proceeds.**

Policy 5.2 All development projects will be required to reserve any portion of the Regional Trail System passing through the site and will be made for contribution to an annual maintenance fund. Acquisition and improvement of the Regional Trail System shall be funded on a pro-rata basis by all developments in South Sutter County through the use of park dedication fees, assessment districts, development fees, Mello-Ross Districts, or other similar funding mechanisms.

Policy 5.3 Individual development projects will be required to provide linkages to the regional trail system and circulation within the development project site.

Policy 5.4 All open space corridors shall be planned for trails if shown on the South Sutter County Trails Plan.

Policy 5.5 Where possible bikeways shall be separate from pedestrian pathways. Similarly, all equestrian trails shall be kept separate from other types of trails.

Policy 5.6 All trails shall be developed consistent with standards to be developed in design guidelines.

Actions

5.6.1 Establish an agency, special district, or new County department as soon as possible to oversee implementation of the South Sutter County Trails Plan.

5.6.2 Include trail improvement standards within the overall standards improvement manual for the South Sutter County planning area.

5.6.3 The County will review all development projects to ensure inclusion of the required trails and that they are located properly.

5.6.4 Work with surrounding counties to coordinate regional trail linkages.

Policy 5.7 Design of trail systems must also protect the integrity of natural resources and ensure public safety and minimize public liability.

- Action** Permission must be received from agencies that own or maintain facilities that
5.7.1 are proposed to be used for recreational or open space uses (i.e., RD 1000,
Central Natomas Mutual Water Company) to ensure that proper safety
precautions are taken and to ensure that the operation of the facilities is not
impacted by the joint use.

CHAPTER FIVE

Circulation & Infrastructure

CIRCULATION & INFRASTRUCTURE

I. Introduction

A. Purpose

The purpose of this Circulation and Infrastructure Chapter is to provide a plan for developing and utilizing the infrastructure systems necessary to support the land uses identified in the Land Use Chapter. The Circulation and Infrastructure Chapter must correlate directly with the Land Use Diagram so as not to stimulate development proposals in areas inconsistent with the Land Use Chapter or not provide service to areas that are consistent. Infrastructure systems must be comprehensively master planned to efficiently and safely utilize public and private resources. Careful phasing and funding programs that anticipate growth and development must be created to maintain service levels and to allow the South Sutter County area to grow and prosper. Detailed management plans should be prepared to best utilize the infrastructure systems that have been developed.

In South Sutter County, where relatively few facilities exist, a comprehensive approach to infrastructure planning has been taken in conjunction with the comprehensive planning process for land uses. The Land Use Diagram (Exhibit A) relates vehicular and transit circulation systems to the planned land uses. The Trails Plan (Exhibit K) provides for pedestrian and bicycle and other non-automobile transportation alternatives for people to circulate in the planning area. A strong but flexible Land Use Plan requiring mixed land uses and different land uses (particularly employment and residential in close proximity will shorten trip lengths and utilize the circulation system more efficiently. This in turn will minimize congestion, decrease air quality impacts and promote the opportunity for a higher quality of life for the area's residents.

Other infrastructure and utility systems will be designed and constructed to eventually serve the whole planning area. Interim improvements that must be abandoned or demolished will be minimized due to the comprehensive conceptual engineering that has been completed as part of the planning effort. In all cases, contemporary technology and efficient use of resources have been incorporated into the planning.

This chapter spells out Goals, Policies and Actions that will guide more detailed infrastructure planning, funding, development and operation. Amendments to this chapter may become necessary if changes are made to the Land Use Chapter, new technologies emerge or a more efficient approach is discovered.

B. Consistency with State Law

Circulation Elements are required to identify "...The general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the Land Use Element...." The Circulation Element must address the establishment of infrastructure that adequately accommodates not only transportation but sewage, water, drainage, energy and communications. When combined with the provisions of the California Environmental Quality Act the circulation systems must be designed and developed to minimize adverse environmental impacts, and resource consumption, unless its infeasible to do so while still carrying out the goals of the General Plan.

II. GOALS, POLICIES AND ACTIONS

A. Public Facilities Master Planning

<i>Goal 1</i>	A comprehensive and efficient public facilities and circulation system in South Sutter County.
<i>Intent</i>	To accommodate short-term and long-term development of the South Sutter County planning area.
<i>Policy 1.1</i>	Require a Public Facilities Master Plan and service plans (as part of a specific plan) be approved prior to approving any development in the South Sutter County planning area.
<i>Actions</i>	
<i>1.1.1</i>	Require the Town Public Facilities Master Plan and specific plans to address circulation systems, drainage, water supply and sewer, solid waste, energy and telecommunications, schools, parks and libraries, civic buildings, fire, sheriff and paramedic service.
<i>1.1.2</i>	Town Public Facilities Master Plans and specific plans shall be consistent with the South Sutter General Plan.

Policy 1.2	Concurrent with the approval of any development proposal, all required ultimate rights-of-way and easements must be identified, located, determined to be consistent with the General Plan and subsequently offered for public dedication or set aside with a recorded property instrument.
Policy 1.3	All infrastructure plans shall include water and energy conservation designs and measures to minimize environmental impacts both during and after construction, to the maximum extent feasible.
Policy 1.4	Detailed soils investigations shall be undertaken prior to final siting and design of infrastructure facilities.
Goal 2	Public facilities needed to serve new development shall be provided for on a fair-share basis by new development.
Intent	The infrastructure and public facility needs of new development must be borne by new development. The burden must not fall on existing County residents. The burden will be commensurate with the degree new development impacts existing systems/facilities or requires new systems/facilities.
Policy 2.1	All infrastructure costs required to serve new development must be borne by the new development. The County may consider financing infrastructure costs within South Sutter County by the expenditure of tax or fee revenue received from activities located in South Sutter County or available State or Federal revenue.
Action 2.1.1	Prior to recording of a final map or parcel map, a landowner or developer must bond for (or provide other financial security) or have constructed all of the major onsite or offsite infrastructure necessary (and required in the Public Facilities Master Plan) to serve the development project.
Policy 2.2	Development that provides oversized or offsite facilities or improvements that will benefit subsequent development shall be entitled to reimbursement from that subsequent development.
Policy 2.3	Development impact fees adequate to fund Sutter County's review of Master Plan of Public Facilities and engineered improvements plans and to conduct construction inspections shall be charged the applicant in association with all development permits.

Action

- 2.3.1** The County will develop and adopt a fee schedule for the review of the Master Plan of Public Facilities and engineered improvement plans and to conduct construction inspection.

B. Circulation

Goal 3 **A comprehensive, efficient and safe, vehicular circulation system in South Sutter County.**

Intent To design and build a circulation system which accommodates the expected demand. The intent is to provide a multi-modal, comprehensive circulation/transportation system which addresses both short-term and long-term demand.

Policy 3.1 The arterial highway system must be developed consistent with the road capacities of the South Sutter County Circulation Plan (Exhibit J).

Policy 3.2 All development shall be designed to have the arterial highway system function at Level of Service D or better.

Policy 3.3 All development proposals will include a phasing plan for implementation of the roadway system.

Policy 3.4 The near term and future transit and roadway routes shown on the Land Use Diagram and Circulation Plan must be defined, located and reserved as part of any development proposal. This shall include routes and linkages shown on the diagrams but not currently needed as a result of the planned land uses. Ultimate right-of-way shall be reserved.

Policy 3.5 All development proposals shall include a traffic analysis as part of the application materials to present how projects will affect the existing transportation system, affect the planned transportation improvements, meet the trip reduction goals of this General Plan Amendment and implement the proposed transportation system.

Policy 3.6 Sutter County will coordinate with Caltrans to ensure that adequate right-of-way is protected to meet both Caltrans project goals, define funding responsibilities for SR 99 upgrading and plan the future highway alignments.

Policy 3.7 The provision of additional southbound roadways should be coordinated with Sacramento County and additional eastbound roadways with Placer County.

Policy 3.8 A developer fee program will be established to ensure funding of new or upgraded roadway construction as development proceeds.

CIRCULATION PLAN (approximate location of highways)



LEGEND

	Freeway		Transit Mall
	6 Lane Divided		Future Transit Corridor
	4 Lane Split		Existing Rail
	4 Lane Divided		Interchange
	Potential Right of Way		

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Exhibit J

- Policy 3.9** The developer fee program will be designed to create equitable financial burdens on development projects. Equity entails accounting for financial support provided by development through other means (e.g. dedication of rights-of-way and construction of improvements).

Goal 4 The creation of viable alternatives to the use of individual automobiles.

- Intent** To provide diversity in transportation modes to reduce the air quality, noise and congestion impacts usually associated with the automobile and to facilitate the movement of people and goods throughout the planning area in the most cost effective and efficient way possible.

- Policy 4.1** Through ongoing implementation programs, provide rights-of-way for the transit mall which could be used by shuttle buses, people movers, bicyclists, pedestrians and emergency vehicles and other mobility options.

- Policy 4.2** Subsequent circulation planning efforts should make provisions for long-term transit connections as shown on the Circulation Plan (Exhibit J).

- Policy 4.3** Preserve and protect existing railroad rights-of-way.

- Policy 4.4** Design the arterial highway system to accommodate a comprehensive busway system, transit centers and park and ride facilities.

Actions

- 4.4.1** A system of transfer centers will be planned in coordination with future transit agencies in South Sutter County wherein local bus routes converge on a central place where travelers can transfer to routes serving other communities. These centers should also serve as stops for long haul transit providing access to principal destinations within South Sutter County as well as external to the area.

- 4.4.2** Transit centers will be incorporated into the major employment areas at locations with good access for pedestrians and for buses. These should supplement the regional transit center facilities that could be located along the transit corridors or on the transit mall as shown on the Circulation Plan (Exhibit J).

4.4.3 Consideration will be given to providing park and ride facilities at the major exit points to South Sutter County - SR 99, Riego Road, the East/West connectors and Sankey Road. These facilities should be multi-purpose transit staging areas in the development plans.

4.4.4 The County shall work with existing entities to define the extent and conditions under which South Sutter County transit systems will be coordinated with the existing transit systems in Sutter, Yuba and Sacramento Counties. This action shall include an identification of the organizational responsibilities and relationships for the planning and implementation of all transit systems in South Sutter County.

Policy 4.5 Increase average vehicle occupancy as well as minimize both vehicle trips and vehicle miles traveled.

Action

4.5.1 Adopt transportation systems management (TSM) strategies intended to make the transportation system operate efficiently.

Goal 5 A comprehensive and efficient trails system for South Sutter County.

Intent To satisfy the need for mobility within the towns and throughout the region and to provide options to the automobile and public transit systems. The trail system is also intended to provide a variety of recreational opportunities.

Policy 5.1 Concurrent with the approval of any development proposal, all required ultimate trail rights-of-way and easements must be identified, located and determined to be consistent with the goal, policies and trails plan diagram of the General Plan (Exhibit K).

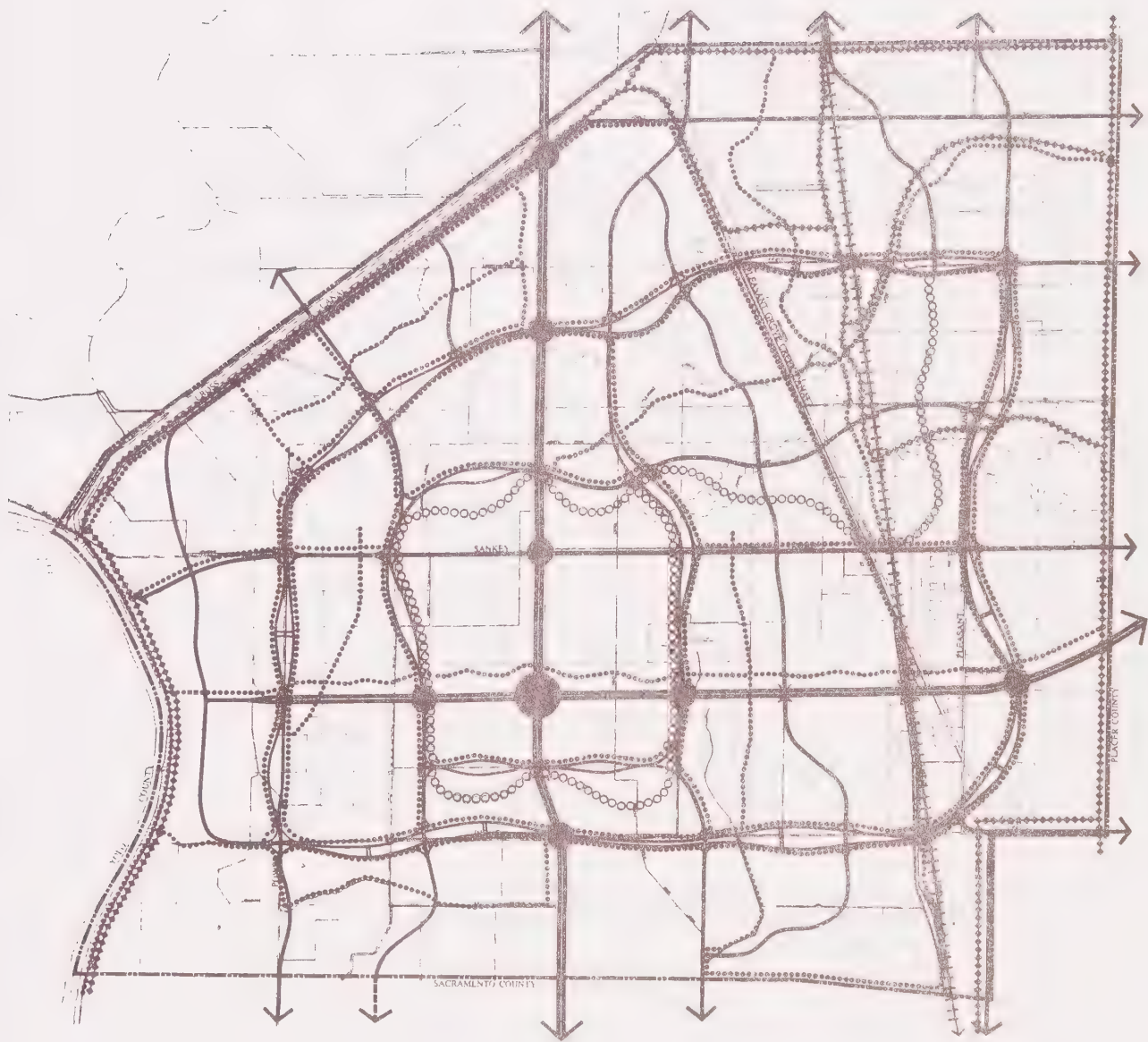
Actions

5.1.1 All development proposals shall include trails standards, and illustrate how trails systems integrate with backbone trails, transit mall, Multi-Use Corridors, recreational facilities, schools, Town Centers, Village Centers and transit centers.




5.1.2 All development proposals shall include provisions for trail acquisition and ownership as well as maintenance responsibilities.

Policy 5.2 Design the trail system to utilize drainage courses and waterways, levees, Multi-Use Corridors, the transit mall, powerline easements and other public rights-of-way whenever possible.

TRAILS PLAN (approximate locations)



LEGEND

-  Pedestrian/Bike/Non-Auto Trail
-  Equestrian Trail
-  Transit Mall

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Exhibit K

- Policy 5.3* The trail system will be multi-purpose by providing for recreational opportunities as well as providing convenient access between residential areas and Employment Centers, Town Centers, Village Centers, recreational areas, schools and the transit mall.
- Policy 5.4* The trail system will be safe and secure and provide a pleasant experience for the user.
- Policy 5.5* Whenever possible pedestrians, bicyclists and equestrian trails should be on separate rights-of-way.

C. Water Resources

1. Wastewater Infrastructure

Goal 6 A comprehensive wastewater infrastructure system in South Sutter County.

Intent To accommodate the short-term and long-term planned development of South Sutter County by the provision of wastewater collection, treatment and disposal facilities.

Policy 6.1 Optimize the use of planning area resources and other development related improvements.

Actions

6.1.1 Utilize the Multi-Use Corridors for open space features, transportation facilities and multi-use utility corridors.

6.1.2 Utilize major water features as permanent open space, flood and water reclamation and drainage facilities.

Policy 6.2 Siting of facilities should be optimized for infrastructure needs while considering the availability and suitability of open space as the primary choice for siting, with residential and employment areas considered secondary.

Policy 6.3 Seepage conditions at or near the Sacramento River and the Cross Canal should be investigated and addressed in specific plans proposing development in those areas.

Policy 6.4 The wastewater system will be reviewed relative to flooding potential, separation from other utilities, reclamation/disposal of treated effluent and handling of wastewater/effluent during high flows or flood stage of the surface waters within

the planning area and will, therefore, involve the Federal Emergency Management Agency (FEMA), the California Regional Water Quality Control Board, the Department of Health Services and all other regulatory agencies concerned with flood and flood control for the region.

Policy 6.5 Solids and other by-products of the wastewater facilities will be properly handled, reclaimed or disposed. Addressing these and other environmental concerns for South Sutter County will involve federal, state and county review.

Policy 6.6 A new, efficient system of wastewater collection, treatment, reclamation and disposal for municipal and industrial uses is required to serve the South Sutter County.

Policy 6.7 The wastewater treatment facility will be afforded an extra measure of protection from flooding consistent with its vital public service function that will be free of disruption and continue to operate during flood emergency conditions.

Actions

6.7.1 The wastewater treatment facilities will be surrounded by an independent protective levee capable of providing protection against at least a 200-year flood elevation plus three feet of freeboard or elevated three feet above the 200-year flood elevation.

6.7.2 Maintenance of the protective levee will be provided.

Policy 6.8 Wastewater facilities will include tertiary level treatment or as required to meet state and federal requirements for disposal or reserve lands within the South Sutter County area, for reclamation and reuse on planning area lands, for export/reuse/disposal on lands adjacent but outside the area, and/or for discharge to surface waters.

Actions

6.8.1 Wastewater effluent discharges to surface waterways within or outside of the planning area will only be allowed per state and federal requirements.

6.8.2 Reclamation volumes must be explicitly quantified in the specific plan process in order to decrease surface water discharge volumes.






6.8.3 As part of the effluent disposal considerations, a reclamation pipeline and associated detention area have been identified in this Plan. The reclamation pipeline could provide conveyance for reclamation use within the planning area as well as conveyance of treated effluent to a temporary detention area during the period of discharge restriction to the Sacramento River.

SEWER SYSTEM PLAN (approximate locations)

NOTE: Other Alternatives
Possible



LEGEND

-  Major Sewer Lines
-  Wastewater Treatment Facility
-  Pumping Station
-  Reclamation Pipeline
-  Reclaimed Water Storage

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Exhibit L

6.8.4 Disposal of solids generated at the wastewater treatment facility will be at offsite solid waste facilities developed for the region and in accordance with federal and state standards.

6.8.5 Engineering of wastewater treatment facilities shall include investigation of the feasibility of groundwater recharge as a viable use of reclaimed wastewater and recharge should be encouraged if feasible.

Policy 6.9 Reuse of treated wastewater will be achieved providing regulatory constraints are met. It is anticipated that treated wastewater will be used for irrigation of crops not intended for direct human consumption, irrigation of open space, golf courses, parks, cemeteries and other uses consistent with state, local and federal requirements.

2. Water Source, Distribution and Treatment Infrastructure

Goal 7 A comprehensive water source, distribution and treatment infrastructure systems in South Sutter County.

Intent To accommodate the short-term and long-term planned development of South Sutter County by the provision of water source, distribution and treatment facilities. The required supply of water should be economical and its development and delivery should be designed to have minimal environmental impact.

Policy 7.1 Optimize the use of planning area resources and other development related improvements in the implementation of the water supply, treatment and distribution system.

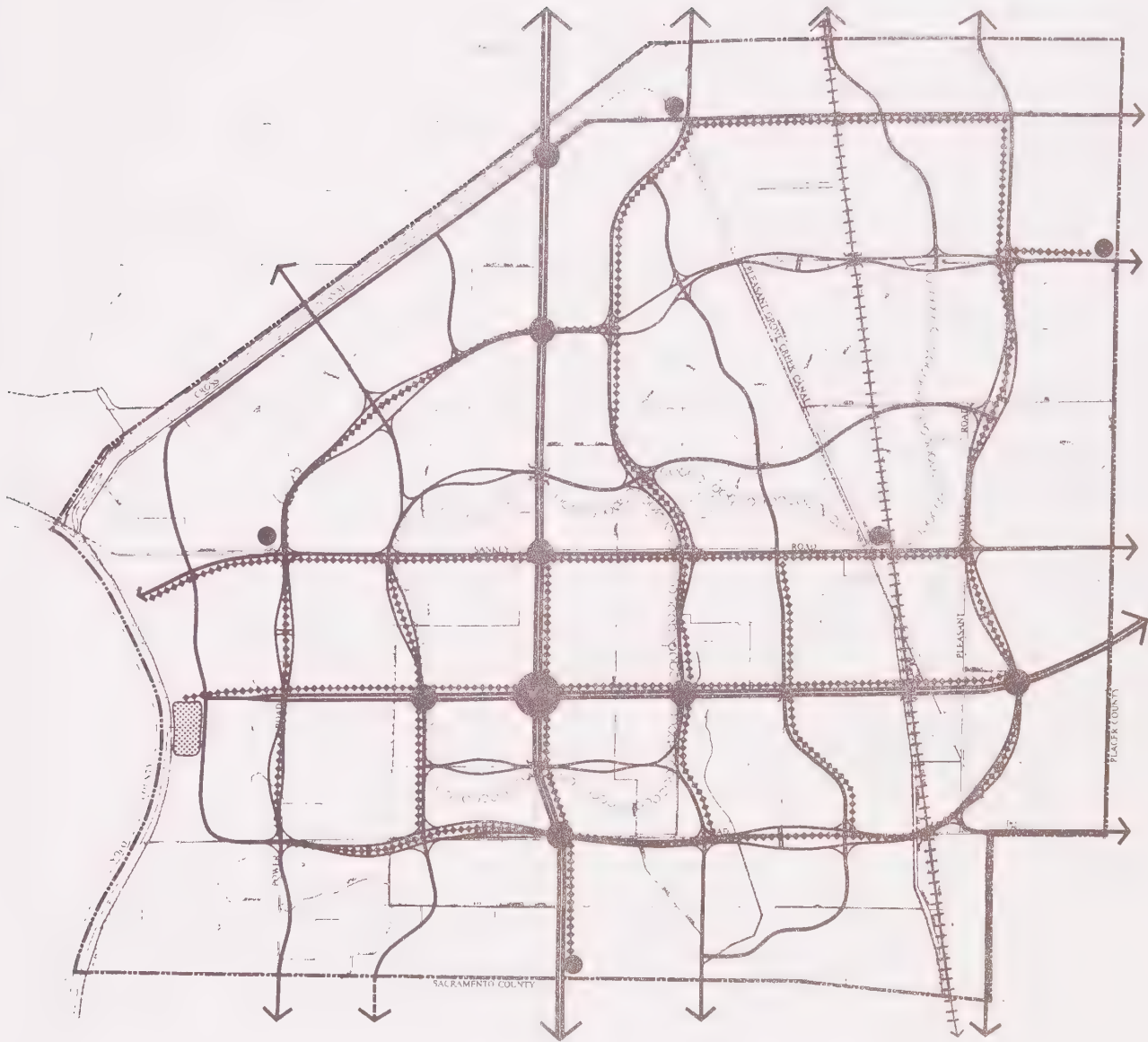
Policy 7.2 Siting of facilities should be optimized for infrastructure needs while considering the availability and suitability of open space as the primary choice for location.

Policy 7.3 Development of the water supply, distributions and treatment system will be coordinated with the appropriate federal, state and local agencies.




Actions

7.3.1 Surface water diversions into the project area directly from the Sacramento River or its tributaries may require approval by the U.S. Bureau of Reclamation (USBR) and the California Department of Water Resources (DWR). Structures required for diversions will require approval of the U.S. Corps of Engineers (COE), DWR and California Department of Fish and Game and the California Water Resources Control Board.

WATER SYSTEM PLAN (approximate locations)



LEGEND

-  Major Water Distribution System
-  Water Treatment Facilities
-  Well, Storage, & Pumping Facilities

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Exhibit M

- 7.3.2 Groundwater development approval for development projects will come from the DOHS and the County Health Department as well as other state and local entities who may wish to review the relationship of groundwater development to the surface waters for the project.

Policy 7.4 Water treatment facilities will be surrounded by an independent levee system capable of providing protection against a 200-year flood elevation plus three feet of freeboard or elevated three feet above the 200-year elevation.

3. Flood Control Infrastructure

Goal 8 A comprehensive flood control system in South Sutter County.

Intent: One of the most critical issues facing South Sutter County is the potential damage from flooding. The western portion has land elevations below the flood levels of the Sacramento River and the American River. The eastern portion is subject to flooding from flows in Pleasant Grove Creek, Curry Creek and other creeks carrying water from higher elevation lands to the east. It is the intent of the Flood Control Infrastructure component of the General Plan Amendment to plan for acceptable levels of protection for people and property in South Sutter County.

Policy 8.1 Prior to any residential development within South Sutter County, the resolution of flood control and drainage issues will be achieved.

Action

8.1.1 The County will pursue flood control options which will provide at least 100-year protection prior to or concurrently with development.

Policy 8.2 Development of appropriate flood infrastructure will be coordinated with the U.S. Army Corps of Engineers, the State Reclamation Board, Placer County Flood Control Agency, Reclamation District No. 1000, the Sacramento Area Flood Control Agency (SAFCA), FEMA and surrounding counties.

Policy 8.3 Sutter County will work with SAFCA and actively pursue discussions with Placer County concerning control of upstream flows to prevent flooding in Sutter County.

Policy 8.4 As a part of the implementation program to be completed prior to commencement of development within the planning area, Sutter County shall establish a program or mechanism for purchase of the lands within the proposed regional park site, as shown on the Land Use Diagram, for floodwater retention and other multi-purpose uses envisioned by the Land Use Chapter. Responsibility for acquisition of this

park or detention area shall lie with those who will benefit from the facilities. Alternatively, the County will explore the feasibility of obtaining flowage easements for some or all of these properties, in lieu of full acquisition.

4. Drainage Infrastructure

Goal 9 A comprehensive drainage system in South Sutter County.

Intent A key issue concerning the future of South Sutter County is the provision of drainage infrastructure and the ability to prevent stormwater and other drainage from becoming a damaging and disruptive element. Development within South Sutter County requires the resolution of drainage and flood control issues. The level of urban development proposed by this General Plan Amendment requires extensive drainage and flood control infrastructure to provide acceptable levels of protection for people and property.

Policy **The development of the interior detention ponds and basins plus the connecting**
9.1 channels should be designed to provide protection in response to 200-year storms.

Policy **The siting of detention ponds and drainage channels should be optimized for**
9.2 infrastructure needs while considering the availability and suitability of open space
as the primary choice for location.

Actions

9.2.1 Installation of facilities necessary to provide services to the project will be based on the full buildout scenario.

9.2.2 Stormwater flows will be handled separately and not mixed with untreated sewage flows because of water quality treatment differences and treatment plant capacity considerations.

9.2.3 Stormwater drainage channels and detention ponds (not included regional detention basins) will be configured and sized so that the maximum water surface elevation is at or below ground surface.

9.2.4 The Multi-Use Corridor system may be used whenever possible and practical for water detention facilities and drainage channels.

9.2.5 Stormwater detention ponds and the drainage system will be designed insofar as practical to appear natural in character with rounded or sculptured edges, the use of natural materials and abundant landscaping.

Policy **As each specific plan is developed, the drainage infrastructure required for that**
9.3 specific plan will be constructed concurrently.

DRAINAGE PLAN (approximate locations)



LEGEND

	Existing Levee		Pump Station
	Proposed Levee		Regional Detention Facilities
	Drainage Canal		Potential Detention Areas

South Sutter County

General Plan Amendment ☼ ☼ ☼ ☼

Exhibit N

- Policy 9.4** Phasing of the drainage infrastructure will occur at the neighborhood level, the "cell" level, and the multiple cell level. For a given neighborhood, local piping with the street system and local detention ponds are required at a minimum. Use of existing drainage canals should be pursued unless:
- The capacity of the canals is exceeded, or
 - The combination of urban runoff and agricultural irrigation water presents a water quality problem, or
 - The geographic location of the canals conflicts with the layout of the proposed development.
- Policy 9.5** The design and timing of new facilities and removal of existing drainage infrastructure will be based on hydrologic analysis of the development, both locally and regionally.
- Policy 9.6** Soil and groundwater analysis will be required in those areas where regional detention basins are proposed. The intent will be to enable a more definitive analysis of the possibility of seepage into groundwater and judgment as to its significance.
- Policy 9.7** Sutter County or other appropriate agency will monitor water quality standards and regulations for stormwater runoff as they evolve over time.

D. Energy

Goal 10 Conserve energy and minimize peak load demands through efficient and environmentally sensitive production, distribution and use of energy.

Intent Urbanization will be accompanied by a tremendous increase in the demand for energy. The increasing cost of energy and its finite supply demands efficiency in production, distribution and use. The environmental impacts on air quality, water quality, aesthetics and other adverse impacts must be minimized.

Policy 10.1 Site and design energy facilities to minimize net energy use, consumption of natural resources, and adverse impacts.

Actions

10.1.1 Actively participate in the formation of regional siting plans and policies for energy facilities.

- 10.1.2** Require undergrounding of new and existing transmission lines when economically feasible.
- 10.1.3** Assist in the development and use of new designs for major transmission towers that are aesthetically compatible with the urban environment from a close viewing distance.
- 10.1.4** Coordinate with Pacific Gas and Electric to jointly determine what new energy options are appropriate as development proceeds.
- 10.1.5** Consolidate pipeline and transmission lines corridors by requiring proposed new facilities to locate in existing corridors to the maximum extent possible. When new transmission facilities cannot be located within existing corridors, assist in investigating the feasibility of establishing corridors parallel to major arterials/freeways.

Policy 10.2 **Locate and design buildings and structures to minimize net energy use, consumption of natural resources, and adverse impacts.**

Actions

- 10.2.1** Implement land use and building controls and incentives to ensure energy efficient standards in new developments that comply with the California State Energy Regulations as minimum requirements. Development will be encouraged to incorporate the most energy efficient technologies which reduce energy waste by weatherization, insulation, efficient appliances, solar energy systems, reduced energy demand, efficient space cooling and heating, water heating and electricity generation.
- 10.2.2** Fully enforce all current residential and commercial California Energy Commission energy conservation standards.
- 10.2.3** Design schools and other public institutions to benefit from high efficiency heating and cooling systems, advanced lighting systems and passive solar design.

Policy 10.3 **Design sites to minimize net energy use, consumption of natural resources, and adverse impacts.**

Actions

- 10.3.1** Consider the most recent research on electromagnetic field health effects at the specific plan and master facilities plan stages. The County will need to coordinate with the energy provider, the utility company, to refine necessary setbacks and determine what land use restrictions might be prudent/
- 10.3.2** Minimize potential land use conflicts with the PG&E and Bureau of Reclamation electrical rights-of-way.

- 10.3.3** Minimize the need to use the automobile and limit distance traveled by establishing mixed land uses.
- 10.3.4** Encourage residences to be located near commercial centers to encourage walking to nearby shops.
- 10.3.5** Encourage the development of recreational facilities.
- 10.3.6** All specific plans shall provide, to the extent feasible, for future natural heating or cooling opportunities in the concept. This can be accomplished by design of lot size and configuration for heating or cooling from solar exposure of shade and breezes respectively.
- 10.3.7** As a part of the condition of approval process, easements shall be granted for the purpose of assuring solar access to adjacent parcels or units.

Policy 10.4 **Develop an energy conservation communications program to inform and educate individuals, groups and businesses.**

Actions

- 10.4.1** Coordinate energy-related educational media programs.
- 10.4.2** Adopt project-related energy conservation guidelines that would be incorporated into the development approval process to promote and require conservation strategies as development proceeds.

Goal 11 **Assist in efforts to develop alternative energy technologies which have minimum adverse effect on the environment.**

Intent The increasing cost (to budgets, finite resources, environment and quality of life) has stimulated technological research and development of alternative energy sources. The County must be positioned to capitalize on recent advances while stimulating technological diversification necessary to create a sustainable community.

Policy 11.1 **Develop new and innovative resources, technologies, and design features in energy facilities which can assist in maximizing resources and minimizing impacts.**

Actions

- 11.1.1** Assist in the development of feasibility demonstration projects that test new energy resources or technologies.
- 11.1.2** Assist in developing high efficiency power generation modes and transmission systems.

- 11.1.3** Assist in analysis of feasibility and benefit of using new technologies during the siting procedure for proposed energy facilities.

E. Communications

Goal 12 Maximize the use of telecommunications to reduce transportation and land use demands.

Intent The increased use of telecommunications can help achieve a community less reliant on the automobile. A high level of telecommunications can reduce vehicle trips, transportation demands, and office space requirements. While no one governmental or private agency has total responsibility over communications, the County should use its ability to influence facility siting and design with its regulatory and administrative powers.

Policy 12.1 Utilize and encourage telecommunications in order to reduce the impacts of motorized transportation on air quality and energy consumption.

Actions

12.1.1 Work with and adopt the policies and standards of the Sacramento Area Council of Governments in their regional transportation and air quality planning efforts, as required by the appropriate state laws and regulations.

12.1.2 Recognize and promote the increased use of telecommunications facilities which can reduce the demand for transportation and vehicle trips.

12.1.3 Investigate telecommuting for County employees which would allow certain work to be done at home on a personal computer linked to their workplace computers.

Goal 13 Build into the community every feasible opportunity to maximize telecommunication potential.

Intent Communication possibilities in newly developed planned communities are immense. Development in South Sutter County is well positioned to take advantage of such opportunities.

Policy 13.1 Establish communications networks to obtain and disseminate information for decisionmakers, the general public, and public interest groups.

Actions

- 13.1.1** Require fiber optic trenching and wiring in all development projects.
- 13.1.2** Encourage the design of advanced visual information systems to allow for: standard analog channels, two-way and multi-way services (broadcast and conferencing), all local broadcast radio and TV stations, and traditional CATV services.
- 13.1.3** Encourage the design of the telecommunication system to include switched broadband services such as video teleconferencing.
- 13.1.4** Encourage the use of the telecommunications system as high-speed fiber-optic computer interfaces or Wide Area Networks (WANs).
- 13.1.5** Encourage development of centralized residential and business alarm and safety systems to allow the fire and protective agencies to more readily respond to emergencies.
- 13.1.6** Encourage direct utility monitoring. This can be done at the dwelling unit and linked to a central monitoring system.
- 13.1.7** Encourage the development of communication links and information transfer between dwelling units and local merchants.
- 13.1.8** Encourage the development of a network-based communications capability between classrooms and dwelling units. This should be designed to address the needs of every level of student, from nursery and elementary students to vocational and university students.
- 13.1.9** Require developers to dedicate or set aside adequate right-of-way to accommodate cable routes and equipment housings for present and future telecommunication networks.

F. Solid and Hazardous Waste Management

Goal 14 An approach to solid waste management which involves coordination with agencies at the state, regional and local levels, and other interested agencies or persons in the public and private sectors.

Intent A regional approach to the siting of solid waste facilities is contemplated through the responsibilities of the Bi-County Solid Waste Management Authority (the Authority). The siting of solid waste facilities within Yuba or Sutter County to address the needs of the Bi-County Area is the responsibility of the Authority. Should location of required solid waste facilities, including a landfill, not occur as a result of the Authority's efforts, the feasibility of locating such facilities in South Sutter County should then be investigated.

Policy 14.1 The County will include the solid waste management needs of the South Sutter County Land Use Concept in the preparation of their AB 939 Plan.

Actions

14.1.1 Specific plans must demonstrate compliance with AB 939 and how they comply with the County's AB 939 Plan.

14.1.2 Participate in regional solid waste management studies and encourage the consideration and use of alternative technologies, including anaerobic digestion, composting and incineration.

Goal 15 Solid waste management services that accommodate the growing local population and without causing significant damage to environmental resources.

Intent Assuming full build-out of South Sutter County and current waste generation rates, over two-hundred thousand tons of solid waste will be generated annually. New landfill capacity will need to be identified and secured.

Policy 15.1 Protect sensitive land uses from exposure to additional noise, traffic and odors associated with solid waste management facilities.

Actions

15.1.1 Intermediate processing facilities and materials recycling facilities shall be distanced and buffered from sensitive land uses. Where feasible, they will be sited in industrial areas, close to major roadways and rail spurs.

15.1.2 The County will identify an interim materials recycling facility within an employment area of South Sutter County that has good access to Highway 99. The site may also need to accommodate an intermediate processing facility.

15.1.3 If the County-wide AB 939 Plan concludes that compost facilities or hazardous waste collection centers are necessary in South Sutter County, they should be located in areas remote from sensitive land uses.

Policy 15.2 **Extend the life of existing landfills to the maximum extent possible.**

Actions

15.2.1 Encourage and support the development and implementation of methods to reduce the amount of wood and yard waste being landfilled.

15.2.2 Assist the private sector wherever possible in developing methods for the reuse of inert materials (concrete, asphalt and other building material waste) which currently use valuable landfill space.

15.2.3 Support AB 939 Plan recommendations related to source, reduction, reuse and recycling/composting activities.

Policy 15.3 **Include local environmental, social and economic impacts and needs when considering regional solid waste management planning and practice.**

Actions

15.3.1 Seek public involvement in the development of regional solid waste management recommendations.

15.3.2 Develop recommendations which have the least environmental, social and economic impacts.

15.3.3 Assist agencies involved in solid waste disposal to minimize adverse impacts on surrounding natural resources.

Goal 16 **An integrated and balanced approach to solid waste management utilizing a variety of feasible processes, including source reduction, recycling and resource recovery.**

Intent A County-wide approach to address solid waste management would include such options as backyard composting, and a wide array of recycling activities that include curbside recycling, buyback centers, redemption centers, drop off facilities, and source separated yard waste collection.

Policy 16.1 **Establish programs to recover recyclable materials and energy from solid wastes.**

Actions

16.1.1 Source reduction and recycling to minimize waste at the point of manufacture or use.

- 16.1.2** Seek federal and state funds for projects utilizing resources and material recovery processes.
- 16.1.3** Participate in resource and material recovery studies.
- 16.1.4** Assist private sector industry to increase resource and material recovery from solid wastes.

Goal 17 **A safe and complete approach to management of hazardous waste including source reduction, recycling and resource recovery.**

- Intent** Management of hazardous waste in South Sutter County is to be fully in compliance with County-wide general plan provisions, Tanner plan provisions, and state and regional policies and requirements.
- Policy 17.1** Sutter County will maintain a safe and complete program to manage hazardous waste in coordination with state and regional plans, policies, and requirements.
- Policy 17.2** Sutter County will emphasize source reduction, recycling, and resource recovery in hazardous waste management plans.
- Policy 17.3** Sutter County will require that specific plans for development in South Sutter County will adequately address hazardous waste management and compliance with County-wide policies.

CHAPTER SIX

Air Quality

AIR QUALITY

I. INTRODUCTION

A. Purpose

The Air Quality Chapter is intended to provide for the achievement and maintenance of air quality standards by establishing goals, policies and implementation programs towards this end.

B. Consistency with State Planning Law

The preparation of an Air Quality Element is not required under Government Code 65302 which specifies the required components of a General Plan. The absence of this requirement does not preclude its preparation, and in fact, Government Code Section 65303 authorizes cities and counties to adopt additional elements as deemed necessary. In addition, the State General Plan Guidelines include air quality as a suggested topic in both the circulation and safety elements.

II. GOALS, POLICIES AND ACTIONS

Goal 1 **A pattern of land uses that facilitates an efficient urban form.**

Intent The amount, location and type of land uses has long-term ramifications in terms of air quality. As South Sutter County transforms into an urban community, it has an opportunity to plan land uses so that air pollutant emissions are minimized. By achieving a balance of jobs and housing as development progresses, as well as by integrating housing and employment areas (including mixed use development), both vehicle trip lengths and number of vehicle trips can be significantly reduced. Access to transporta-

tion facilities can also influence choices regarding travel mode. At the project level, review requirements provide a mechanism through which air quality issues can be addressed.

Policy 1.1 Land uses should be organized to eliminate work-related vehicle trips and where such trips are necessary, reduce the travel distance.

Actions

- 1.1.1** Promote a pattern of land uses which locates residential uses in close proximity to public, commercial and office land uses.
- 1.1.2** Require a mix of support services at employment centers such as child care facilities, restaurants, and retail stores to encourage walking as a mode of transportation.
- 1.1.3** Encourage new residential developments to include housing affordable to those working in the local area.

Policy 1.2 Realization of an effective transit system should be a consideration in developing land use patterns.

Actions

- 1.2.1** Concentrate commercial uses in areas that can be served by public transit.
- 1.2.2** Permit more intensive development along transit corridors to encourage use and access to public transportation.
- 1.2.3** All town level Public Facilities Master Plans shall include conceptual designs for public transit systems.
- 1.2.4** Require that all specific plans and planned development zoning applications reserve adequate right-of-way for public transit systems.

Policy 1.3 Incorporate air quality into urban design considerations.

Actions

- 1.3.1** Develop design standards that promote access to transit facilities.
- 1.3.2** Install streetscape improvements and other amenities to encourage pedestrian activity.
- 1.3.3** Facilitate the development of centralized parking areas in commercial districts to promote walking between individual businesses in lieu of automobile use.

Goal 2 **Development that minimizes emissions both directly and indirectly, as well as their impacts on sensitive receptors.**

Intent Through the project review process local government can impact both direct and indirect emission sources. The former source is regulated by the Feather River Air Quality Management District and California Air Resources Board, while the latter is entirely within the purview of local government authority. Indirect sources refer to any facility, building or structure that may attract mobile sources of pollution. Indirect sources are largely responsible for the substandard air quality in the Sacramento Air Basin. In order to reduce mobile source emissions, measures to reduce air quality impacts can be directed at vehicle destinations such as employment centers. Conflicts arising from emission sources in relation to sensitive receptors can also be addressed during the review of development projects.

Policy 2.1 **Review proposed projects for their potential to impact local and regional air quality.**

Actions

2.1.1 Support development of air quality analysis guidelines that establish a significance threshold and recommend appropriate mitigation measures.

2.1.2 Approval of development that could significantly impact air quality, either individually or cumulatively, only if it is conditioned with reasonable mitigation measures to avoid, minimize or offset the impact.

2.1.3 Require developments to incorporate energy conservation features into their design.

Policy 2.2 **Efforts should be made to locate emission sources apart from sensitive receptors and where such location is necessary, to mitigate the air quality impacts.**

Actions

2.2.1 Locate air pollution point sources such as manufacturing facilities away from residential areas and other sensitive receptors.

2.2.2 Include buffer zones in residential and other sensitive receptor site plans to separate these uses from freeways, arterial roadways, and point sources of air pollution.

Goal 3 A diverse and efficient transportation system that minimizes the generation of air pollutants.

Intent Because of the mobile nature of our population and life style, the most effective strategies for reducing pollution involve making fewer automobile trips and when such trips are necessary, making them shorter. Alternative modes of transportation are essential to this strategy. Increasing vehicle ridership, public transit, walking and bicycling provide alternatives to single-occupancy vehicles.

Policy 3.1 Develop regulations and incentives to reduce vehicle trip lengths and eliminate motor vehicle trips.

Actions

3.1.1 Encourage employer-based transportation control measures such as ridesharing, use of public transportation, bicycling and walking.

3.1.2 Encourage employers to adopt telecommunication programs and flexible/compressed work schedules.

3.1.3 Study the feasibility of establishing a Trip Reduction Ordinance for the South Sutter County.

3.1.4 Support efforts to develop High Occupancy Vehicle (HOV) lanes on freeways in South Sutter County.

3.1.5 Promote the use of public transit and alternative travel modes.

Policy 3.2 Develop and implement a Travel Demand Program that supports alternative transportation modes.

Actions

3.2.1 Require new development to implement or participate in transportation demand management programs which provide incentives for car pooling, van pools, and the use of public transit as well as employing other trip reduction techniques.

3.2.2 Manage parking supply to discourage auto use, while ensuring that economic development goals will not be sacrificed.

3.2.3 Implement employee rideshare and transit incentives in public agencies.

Policy 3.3 Participate in comprehensive transit system planning in the region and in South Sutter County.

Actions

3.3.1 Plan for regional commuter and main line rail service.

3.3.2 Pursue funding sources for planning and development of local and regional mass transit services.

Policy 3.4 Provide for bicycle and pedestrian pathways to encourage non-motorized trips.

Action

3.4.1 Develop standards and guidelines to incorporate into development plans bicycle and pedestrian routes and support facilities to link activity centers to nearby residential development.

Goal 4 The effective coordination of air quality improvement efforts in the Sacramento Valley Air Basin.

Intent Air pollutants do not recognize political boundaries. Often the policies of one community may adversely impact another community. This may be particularly true with respect to pollutants emitted by motor vehicles and this underscores the need for subregional and regional consideration of air quality strategies.

Policy 4.1 Coordinate air quality planning efforts with other local, regional and state agencies.

Actions

4.1.1 Notify local and regional jurisdictions of proposed projects which may affect regional air quality.

4.1.2 Cooperate with the Feather River Air Quality Management District, the Sacramento Area Council of Governments, and California Air Resources Board in enforcing the provisions of the Clean Air Act, state and regional policies and established air quality standards.

Policy 4.2 Encourage community participation in air quality planning and implementation process.

Actions

4.2.1 Establish public education programs to increase citizen awareness and hence involvement in air quality improvement efforts.

4.2.2 Conduct air quality workshops with local officials.

- 4.2.3 Actively solicit involvement of the public and affected/interested parties.

CHAPTER SEVEN

Housing

HOUSING

I. INTRODUCTION

A. Purpose

The Housing Chapter is an assessment of existing and future housing needs in South Sutter County. The Housing Chapter also establishes goals, policies and implementation programs (actions) towards achieving the state-wide housing goal of attaining "decent housing and a suitable living environment for every California family."

Notwithstanding statutory requirements, the Sutter County Housing Element is necessary to realize community goals established in the Vision Statement. South Sutter County is envisioned as a unique, physically and socially integrated community. The Land Use Diagram provides for a range of housing types and residential densities in the planning area. However, providing the social context is equally important. The Housing Chapter provides the link between the physical and social spheres of the community by promoting a balance of housing for all segments of the community and income levels. The availability of housing for all income groups is also important in fostering a diverse economy. A labor force with a range of skills is possible if there is housing to meet the needs of all income groups.

Although achievement of South Sutter County as currently envisioned is a long-term commitment, the foundations of the community must be laid now. South Sutter County by virtue of its undeveloped state has the unique opportunity to establish a complement of housing opportunities available to all population and income groups. This ability contrasts greatly with many urbanized areas that must retroactively seek the means to develop socially diverse, integrated communities. It is from this perspective that the Housing Chapter was developed. Goals, policies and actions are both proactive and prescriptive in terms of providing housing available to all residents of South Sutter County.

B. Consistency with State Planning Law

Government Code Section 65583 states that "the Housing Element shall consist of an identification and analysis of existing and projected housing needs ... and programs for the preservation, improvement and development of housing ..." Table 4 in this chapter identifies the specific state requirements for Housing Elements.

C. Scope and Content

The scope and content of the South Sutter County Housing Chapter reflects its unique relationship to the Sutter County Housing Element. The Sutter County Housing Element (currently being revised), addresses the entire County's housing needs through 1996. However, in developing existing and future needs projections, the County Housing Element does not consider changes in South Sutter County. The area is assumed to remain constant in terms of land use, and therefore with respect to population, employment and housing projections.

The purpose of the South Sutter County Housing Chapter is to establish specific goals, policies and quantified objectives relative to the development of housing in the planning area and to adopt a five-year program of actions to be undertaken in order to achieve those housing goals and objectives.

In addition, the South Sutter County Housing Chapter identifies and analyzes housing needs, and resources and constraints to meeting those needs as they relate specifically to South Sutter County. The South Sutter County Housing Chapter is consistent with, and compliments, the overall housing objectives contained in the Sutter County Housing Element.

II. GOALS, POLICIES AND ACTIONS

<i>Goal 1</i>	A diversity of housing opportunities that satisfy the physical, social and economic needs of existing and future residents of South Sutter County.
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<i>Intent</i>	The provision of a balanced inventory in terms of unit type (e.g., single-family, multi-family, mixed use), cost, tenure and style will allow South Sutter County to fulfill a variety of housing needs. The mixing of densities in the planning area fosters a socially integrated community and provides an opportunity for all residents to live in close proximity to their places of employment.
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- Policy 1.1** **Ensure that adequate residential land is available to accommodate the new construction needed to attain the target housing distributions to be established by SACOG's Housing Needs Plan.**

Action

- 1.1.1** According to the Land Use Chapter, 9,331 acres are designated with a wide range of residential classifications and densities. This land would permit the construction of approximately 58,000 dwelling units.

- Policy 1.2** **Coordinate the location of major housing developments, particularly housing and multi-family units, with existing and proposed highway and transit routes, major employment centers, shopping facilities, and other services consistent with the Land Use Diagram and General Plan Concept.**

- Policy 1.3** **Encourage development and integration of housing that varies sufficiently in terms of density, cost, tenure, design and style.**

Actions

- 1.3.1** Provide apartments in high-density residential categories.
- 1.3.2** Provide both attached and detached housing units in medium residential categories.
- 1.3.3** Prohibit the concentration of housing constructed expressly for low incomes in any single portion of South Sutter County.

- Policy 1.4** **Ensure that housing is safe and sanitary with adequate public services to accommodate the level of development.**

Actions

- 1.4.1** Utilize the Building Code as the standard of construction for all residential development.
- 1.4.2** Require that housing developments pay or provide for its share of infrastructure improvements.

- Policy 1.5** **Develop a process by which applications for residential developments can be streamlined to reduce housing costs.**

Actions

- 1.5.1** Evaluate residential development processing requirements and make revisions to minimize time and cost.
- 1.5.2** Allow consolidated permit processing.

Policy 1.6 Pursue land use policies and regulations which encourage different methods of reducing housing costs.

Action

1.6.1 Encourage the use of innovative building techniques and construction materials.

Policy 1.7 Consider housing market conditions, income and employment levels, housing prices, and other quantity measures, to ensure an adequate supply of housing for all income levels.

Actions

1.7.1 Monitor residential growth in gross quantitative terms and income/price categories.

1.7.2 Coordinate planning and growth projections with the private sector and other governmental entities.

1.7.3 Encourage residential development that provides affordable housing.

1.7.4 Incorporate new techniques in the zoning and subdivision regulations which will stabilize or reduce housing costs provided satisfactory housing and community standards are maintained.

Policy 1.8 Address the housing needs of special groups such as the elderly, disabled, farmworkers, single parent households, large households and homeless.

Actions

1.8.1 Work with community organizations and social service providers to explore the possibility of a temporary housing program to address the needs of the homeless.

1.8.2 Allow transitional housing facilities as a permitted use in appropriate specific plan or planned unit development districts.

1.8.3 Allow for the development of senior citizen and senior care housing facilities within the village core and town Center areas, multi-family residential areas and commercial areas provided they are located in proximity to public transportation, supporting commercial and health and social service facilities.

1.8.4 Encourage the provision of child care centers dispersed through all four towns to meet the needs of future employees and residents.

1.8.5 Seek funds on an ongoing basis to provide for the needs of the disabled.

- 1.8.6** Agricultural land owners will be encouraged to provide farm labor and housing for persons employed exclusively by the landowner.

Goal 2 **Affordable housing for all economic segments of South Sutter County.**

Intent California is experiencing a severe housing affordability problem. Housing costs are increasing in terms of both home ownership as well as rental rates. While the problem is easily identified, its solution is more complex. Since there are currently limited residential opportunities in South Sutter County, the majority of which are single family residential and agriculturally related housing, there is no identifiable existing housing need under traditional analysis, beyond the regional unmet housing need established by the RHNAP. However, because South Sutter County is undeveloped, it has a unique opportunity to provide for affordable housing as the area develops. This contrasts greatly with the experiences of many suburban and urban communities in attempting to retroactively develop affordable housing programs.

Policy 2.1 As part of specific plan submittals, the County requires that areas be utilized for housing which helps meet South Sutter County's identified share of the regional need.

Actions

2.1.1 The area included within the South Sutter County Plan shall participate in an inclusionary zoning program at such time as an ordinance is adopted that applies uniformly to all development within Sutter County. The program may include, but shall not be limited to, the following:

- Inclusionary units shall be integrated within residential development so as not to be distinguishable from market rate units;
- Long-term affordability controls so that the units remain in the affordable housing supply;
- Targets for allocation of a portion of the units provided through the program to the very low, low and moderate income households;
- The use of down zoning and density bonuses to support inclusionary zoning;
- Payment of in lie fees where it is demonstrated that provision of housing affordable to target households is not feasible.

2.1.2 Development in South Sutter County shall participated in establishment of a housing trust fund to the extent that such a program is established by Sutter County that is applicable uniformly County-wide. The housing trust fund shall be for the purpose of providing housing affordable to persons of very low, low and moderate income. Any fees paid by development interests in South Sutter County to the County in lieu of construction of affordable housing units, pursuant to adopted programs of the County, shall be placed inn the housing trust fund.

2.1.3 The resources and abilities of non-profit housing corporations shall be fully utilized in the provision of affordable housing in South Sutter County.

2.1.4 All available federal, state, local and private funds shall be used to provide and to encourage the development to affordable housing within the Plan Area.

Policy 2.2 **Provide incentives to encourage the private market to provide broader housing opportunities for low and moderate households.**

Action

2.2.1 In compliance with State Government Code Section 65915, provide a 25 percent density bonus or equivalent financial value to any residential developer who agrees to make 25 percent of units affordable to households at 80 percent of median income or 10 percent of units affordable to households at 50 percent of median income.

Policy 2.3 **Maintain effective mechanisms for ensuring that the maximum feasible housing benefit is realized from public funds used to assist builders or consumers of housing.**

Action 2.3.1 Develop a monitoring program to protect the supply of affordable housing.

Policy 2.4 **Pursue all available forms of assistance mechanisms for the provision of affordable housing.**

Actions

2.4.1 Cooperate with state and federal agencies, monitor all housing programs offered and study their desirability/applicability for implementation.

2.4.2 Support innovative private and non-profit efforts in the development and financing of affordable housing.

Goal 3 **Promote equal housing opportunity for all residents of South Sutter County.**

Intent To prohibit discrimination in housing practices in accordance with national fair housing law.

Policy 3.1 **Encourage and support the enforcement of laws and regulations prohibiting the discrimination in lending practices in the sale or rental of housing.**

Actions

3.1.1 Develop a fair housing program designed to ensure open housing practices for all residents of South Sutter County.

3.1.2 The fair housing program shall be developed in accordance with:

- A specific timeline;
- A specific design (e.g., development and distribution of promotional materials for awareness of state and federal laws prohibiting discrimination, a mechanism for investigation, referral and informal complaint resolution, provision of seminars for housing suppliers and for housing consumers, landlord-tenant counseling or mediation services, etc.);
- Identification of potential funding sources and a commitment of staff in conjunction with funded programs;
- Commitment to coordinate with a private non-profit agency.

Policy 3.2 **Support actions to reduce regulatory constraints to housing which impede equal housing opportunities.**

Action

3.2.1 Prohibit the enactment or administration of ordinances that discriminate against any residential development or emergency shelter because of the method of financing, or race, sex, religion, national origin, marital status, age or handicap of its owners or intended occupants.

Goal 4

Countywide and regional coordination of housing, community and economic development activities.

Intent

The South Sutter County General Plan Amendment represents a significant departure from existing uses designated in this area. Changes in terms of existing and future housing needs as a result of implementation of the Land Use Concept will need to be addressed by both the County in its Housing Element and in the Regional Housing Needs Allocation Plan (RHNAP) prepared by SACOG.

Policy 4.1

Coordinate the South Sutter County planning activities as it relates to housing, community and economic development with the rest of Sutter County and SACOG.

Action 4.1.1

Work with SACOG in revising the housing need allocations contained in the RHNAP to reflect the South Sutter County Land Use Concept.

Policy 4.2

Assure that all Development Plans are compatible with the Comprehensive Land Use Plan (CLUP) for Sacramento Metropolitan Airport.

Action 4.2.1

At such time as Specific Plans or Conditional Land Use permit applications are prepared, the Airport Land Use Commission shall review to assure compatibility.

III. TECHNICAL REPORT

The following matrix identifies the state Housing Element requirements. As discussed in Section I(A), the South Sutter County Housing Element incorporates by reference the Sutter County Housing Element. Components that have been developed specifically for South Sutter County are designated in the matrix. Discussion of these components follows Table H-1.

TABLE 4
STATE HOUSING ELEMENT REQUIREMENTS

Required Housing Element Component	Reference
A. HOUSING NEEDS ASSESSMENT	
1. Analysis of population trends in Sutter County in relation to regional trends	Sutter County Housing Element
2. Projection and quantification of Sutter County's existing and projected housing needs for all income groups	Sutter County Housing Element
3. Analysis and documentation of Sutter County's housing characteristics including the following: <ol style="list-style-type: none"> Level of housing cost compared to ability to pay; overcrowding; housing stock condition. 	Sutter County Housing Element South Sutter County Housing Chapter
4. An inventory of land suitable for residential development including vacant sites and site having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites.	South Sutter County Housing Chapter
5. Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.	Sutter County Housing Element
6. Analysis of existing and potential nongovernmental and market constraints upon maintenance, improvement, or development of housing for all income levels	South Sutter County Housing Chapter
7. Analysis of special housing needs: handicapped, elderly, large families, female-headed households, and homeless.	Sutter County Housing Element
8. Analysis of opportunities for energy conservation with respect to residential development	Sutter County Housing Element
B. GOALS AND POLICIES	
1. Identification of community goals relative to maintenance, improvement, and development of housing.	South Sutter County Housing Chapter
2. Quantified objectives and policies relative to the maintenance, improvement, and development of housing in South Sutter County	South Sutter County Housing Chapter
C. IMPLEMENTATION PROGRAM	
An implementation program should do the following:	
1. Identify adequate sites which will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.	South Sutter County Housing Chapter
2. Program to assist in the development of adequate housing to meet the needs of low- and moderate-income households.	South Sutter County Housing Chapter
3. Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in South Sutter County.	South Sutter County Housing Chapter
4. Conserve and improve the condition of the existing affordable housing stock in South Sutter County	South Sutter County Housing Chapter
5. Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.	South Sutter County Housing Chapter

A. Housing Needs Assessment

The following table summarizes the existing housing in the South Sutter County planning area.

TABLE 5
SOUTH SUTTER COUNTY EXISTING HOUSING STOCK

Year	Total	Single Family	Multiple Family	Mobile Homes
1990	420	294	4	122
1980	367	262	4	101

Regional development forecasts and census data are developed on a jurisdictional basis and therefore specific data relating to the South Sutter planning area are not available. The proposed Land Use Concept can, however, be used to estimate the amount of land available for residential development.

TABLE 6
LAND AVAILABLE FOR RESIDENTIAL DEVELOPMENT
(Acres)

Residential Designation	Town of Riego	Town of College Park	Town of Rincon	Town of Pleasant Grove	Total
Very Low Density	0	0	0	464	464
Low Density	1343	1322	2058	1799	6,522
Medium	504	354	521	255	1,634
High	150	114	216	231	711
Total	1,997	1,790	2,795	2,749	9,331

Based on the preceding table, and the densities assigned to each residential designation, Table 7 presents the proposed residential development capacity of the planning area. At plan build-out, a total of 57,514 units are anticipated. Utilizing a factor of 2.48 persons per dwelling unit, a total population of 142,635 residents will be added by the planning horizon year.

TABLE 7
RESIDENTIAL CAPACITY OF PROPOSED LAND USE PLAN

	Total Plan Development Capacity DUs
Very Low Density (2.5 DU/Ac.)	1,160
Low Density (4.5 DU/Ac.)	29,349
Medium Density (10 DU/Ac.)	16,340
High Density (15 DU/Ac.)	10,665
Total DUs	57,514
Total Population	142,635
Population estimates based on assumption of 2.48 persons per dwelling unit.	

Since the planning area is presently so predominantly devoted to agricultural uses with minimal urban services or facilities and with only limited zoning for uses other than agriculture, housing needs analysis must focus heavily on the requirements set forth in the goals, policies, and actions of the General Plan Amendment. It is these requirements which will determine the extent to which housing needs are addressed and the relationship of zoning, public facilities and services to the planned and existing housing sites.

Regarding availability of public facilities and services related to housing development, note goals, policies, actions and criteria in Chapter Two - The Concept, and Chapter Three - Land Use, which deal with mix of land uses, job opportunities, provision of infrastructure and public facilities, and further housing policies and actions; see also Chapter Four - Open Space and Conservation, regarding relations of housing to these facilities; see also Chapter Five - Circulation and Infrastructure, for more detail on how these facilities are to be provided; see also Chapter Ten - Community Facilities and Services, for more information on these facilities and services to support housing.

Regarding the relationship of zoning and housing, note Goal 10 in Chapter Two: The Concept with related policy and actions, which sets forth how zoning will be provided through a specific plan process, or in special cases, through planned development zoning.

The nature of the South Sutter County General Plan Amendment, i.e., the urbanization of predominantly agricultural land, very close to a vigorously growing metropolitan center and the metropolitan airport, means that there are strong development opportunities but also important nongovernment and market constraints, especially with regards to urban infrastructure.

The primary infrastructure currently in South Sutter County are roads and highways, levees and drainage canals and regional power lines. Water and wastewater facilities are primarily provided by individual land owners and there are no sewage treatment

plants or collection facilities in South Sutter County. Development of the planning area is contingent on upgrading of existing roads and flood control facilities, and the provision of water, wastewater, and solid waste services.

The Sacramento Metropolitan Airport is not located in South Sutter County, however air traffic in terms of noise and safety, is a significant factor in future residential development. Sacramento County's Department of Airports has requested that no residential development be permitted in the area west of Highway 99 and south of Cross Canal.

It is expected that relatively low land costs in the study area will enable the provision of a broader range of housing opportunities. In addition, policies regarding diverse housing densities will enable broader price ranges, and goals, policies and actions in this Chapter, including the policies and actions under Goal 1 and Goal 2, address the provision of housing at all income levels. Maintenance of housing is likewise addressed under Goal 1, Policy 1.4.

B. Quantified Housing Production Target

State law specifies that quantified objectives for housing production be provided in the Housing Element. Quantification of housing production in South Sutter County is complicated because implementation of the South Sutter General Plan Amendment is contingent on a number of factors, including economic, environmental and political considerations. To provide an estimate of yearly housing production development was assumed from the earliest feasible construction date, 1994, to 2010 (beyond this date, estimation of absorption rates are difficult). The absorption rate estimates are 400 dwelling units (DUs) for 1994, 800 DUs for 1995, 1,200 DUs for 1996, and between 1,255 DUs and 1,259 DUs for each year from 1997 to 2010. The total absorption is 20,000 DUs by 2010.

C. Housing Program

Local housing element, pursuant to state law, must include a 5-year Housing Program indicating specific actions to be implemented. The Housing Program reflects the goals, policies and actions established in Section II of this chapter. The following table is the 5-year Housing Program for South Sutter County and is organized as follows:

- Housing Program;
- Program Objective;
- 5-Year Goals;
- Funding Source;
- Responsible Agency; and
- Time Frame.

**TABLE 8
HOUSING PROGRAM SUMMARY**

Housing Program	Program Objective	5-Yr. Goal (# Units to be Assisted)	Funding Source	Responsible Agency	Time Frame
PROVISION OF ADEQUATE HOUSING SITES					
Land Use Element/ Zoning Ordinance	Provide a range of residential development opportunities through appropriate land use and zoning designations.	Accommodate South Sutter County's share of regional housing need.	None necessary	Planning Department	Five years
Site Suitability Criteria	Establish specific criteria to evaluate potential residential development sites.	Incorporation of criteria into Zoning Ordinance.	Department Budget	Planning Department	Two years
ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING					
Inclusionary Housing Program	Development of specified percent of all residential units as affordable to lower income households.	Incorporate inclusionary housing program into Zoning Ordinance.	Department Budget	Planning Department	Two years
Density Bonus Program	Encourage development of housing for low income households through density bonuses as required by State Law.	Incorporate density bonus program into Zoning Ordinance.	Department Budget as necessary	Planning Department	Two years
Non-Profit Construction	Provide expanded affordable housing opportunities in South Sutter County.	Coordinate with local non-profit groups to increase supply of affordable housing.	None necessary	Planning Department	Ongoing
GOVERNMENTAL CONSTRAINTS					
Zoning Ordinance	Ensure standards are not excessive and do not unnecessarily constrain affordable housing.	Develop Zoning Ordinance to Implement the General Plan.	Department Budget	Planning Department	2 years
Efficient Processing	Provide concurrent processing for residential projects to shorten review time and minimize related holding costs.	Establish priority review processing for affordable housing projects.	None necessary	Planning Department	Ongoing
Development Fees	Provide reduced development fees for affordable housing.	Adopt an ordinance establishing modified development fees for affordable housing.	General fund	Planning Department	Two Years
EQUAL HOUSING OPPORTUNITY					
Equal Housing Opportunity Services	Reduce the effects of discrimination and ensure that housing programs implemented by the County are not discriminatory.	Provide tenant/landlord counseling, housing discrimination response and related housing services.	HUD-CDBG	Sutter County Housing Authority	Ongoing

CHAPTER EIGHT

Noise

Chapter Eight

NOISE

I. INTRODUCTION

A. Purpose

Noise has long been an accepted part of urbanization and the urban environment. Background noise levels rise as modern transportation systems and industrial facilities develop. As South Sutter County progresses from its rural nature today, different types of sounds and higher ambient noise levels will be produced. It is, therefore, important to gain a better understanding of the effects of noise exposure on the community.

The planning process has not traditionally been concerned with noise. In many instances, noise problems were identified only after noise sources were allowed to establish in a community. It is now evident that these situations could have been avoided by considering noise generators and noise sensitive receptors in the planning process.

It is the overriding goal of any noise element to protect the health and welfare of the people. In addition, the South Sutter County Noise Chapter will provide for an aesthetic noise environment in which to work, shop, live and recreate while considering economic implications on the community. The General Plan Noise Chapter is the guiding tool for noise policies and action programs enacted by the County.

B. Consistency with State Planning Law

The Noise Element of the General Plan is a mandatory component pursuant to state law (California Planning and Zoning Law, Section 65302(f)). It must recognize the guidelines adopted by the California Office of Noise Control pursuant to Section 46050.1 of the Health and Safety Code. It also can be utilized as a tool for compliance with the state's noise insulation standards.

More importantly, the Noise Element should provide a systematic approach to: (1) identifying and appraising noise problems in the community; 2) quantifying existing and projected noise levels; 3) addressing excessive noise exposure; and (4) community

planning for the regulation of noise. It should be considered a guide used to identify and mitigate noise problems in the community. The Noise Element establishes uniformity between policy and programs undertaken to control and abate environmental noise.

To protect citizens from excessive exposure to noise, the Noise Element must provide sufficient information to minimize noise impacts throughout the community. It then fulfills its basic function: to protect the public health and welfare.

C. Relation to Vision

The Vision of South Sutter County includes the description of a community where families can prosper, and where people want to live and visit. To maintain a high quality of life in the community, it is imperative that noise levels remain below acceptable maximum levels. These levels are designed to protect the health and happiness of the people.

This Noise Chapter encourages the use of greenbelt areas and building designs to provide sound attenuation. Noise barriers and vegetative berms are proposed to ensure aesthetic environments adjacent to transportation corridors and other noise generating land uses.

Any efforts to reduce the dependence on the automobile as a method of transportation are encouraged to reduce noise levels along community streets and to focus transportation-generated noise in areas that are specifically design for that purpose. In this way, transportation noise can be more easily mitigated and the overall harmful effect of noise in the community diminished.

Incorporation of noise issues into other General Plan Chapters will ensure that noise is considered in the planning process. This also provides an avenue to consider improvements in noise levels relating to goals in other chapters of the General Plan.

II. GOALS, POLICIES AND ACTIONS

***Goal 1* Exterior and interior noise environments for land uses in South Sutter County that protect citizens from excessive noise.**

Intent It is the intent of this section to provide noise standards for land uses in South Sutter County. The standards consider sensitive land uses including single and multiple family residential uses, group homes, hospitals, schools and other learning institutions, and parks where quiet is a basis for use. Less sensitive uses include libraries, churches, places of public assembly, recreational areas and commercial facilities. The circulation network, railroad lines, transit depots and industrial facilities are not considered noise

sensitive. Noise standards are determined for land uses within each category to establish maximum limits which consider the amenity of the noise environment as a place to live, shop, recreate and/or work.

Sound intensity is measured in decibels (dBA) that are A-weighted to correct for the relative frequency response of the human ear. Many rating schemes exist for various time periods, but an appropriate rating of ambient noise affecting human communities would also account for the annoying effects of sound.

Policy 1.1 Discourage noise sensitive land uses in noisy exterior environments unless measures can be implemented to reduce exterior and interior noise to acceptable levels. Alternatively, encourage less sensitive uses in areas adjacent to major noise generators but require appropriate interior noise levels.

Action

1.1.1 Measures shall be incorporated into all development projects to attenuate exterior and/or interior noise levels to acceptable levels. Noise standards for land use compatibility are provided in the following table.

**TABLE 9
LAND USE WITH NOISE STANDARDS***

Land Use	Interior Standard	Exterior Standard
Residential		
• Exterior Living Spaces	--	65
• Interior Spaces	45	--
Schools	55	65
Library	50	--
Hospital and Convalescent Homes	50 (living areas) 45 (sleeping areas)	70
Recreational Areas	60	75
Office	50	--
Industrial Commercial	60	--
* Pursuant to Title 25 of the California Administrative Code.		

Goal 2 Proper land use planning with noise such that significant noise generators are separated from sensitive receptor areas.

Intent The separation of noise generators from sensitive receptors will result in an exterior environment that requires minimal mitigation to meet acceptable noise levels. Proper planning will ensure that sensitive receptors are not impacted by noise hazards by

locating these land uses distant from each other. Noise hazards will be considered to include the land within the 65 CNEL contour of master planned roadways, any Caltrans routes, railroad corridors, airports, and industrial facilities.

Policy 2.1 **Locate noise tolerant land uses in areas committed to noise producing uses, such as adjacent to master planned roadways or within the projected noise contours of the Sacramento Airport per the Comprehensive Land Use Plan.**

Policy 2.2 **Assure that areas subject to noise hazards are identified, quantified, and mapped in a form that is available to decisionmakers.**

Action

2.2.1 Require quantification and mapping of noise hazards with every General Plan Amendment.

Policy 2.3 **Coordinate planning efforts such that noise sensitive land uses are not located near major stationary noise sources.**

Policy 2.4 **Encourage the development and use of alternative transportation modes to minimize noise within sensitive receptor areas.**

Policy 2.5 **Minimize conflicts between land uses and the circulation network.**

Actions

2.5.1 Evaluate proposed highway extensions or widening projects for potential noise impacts on existing and future land uses in the area. Require that the effects of truck mix, speed limits, and ultimate motor vehicle volumes on noise levels are explored during the environmental process.

2.5.2 Where feasible, truck routes and transportation facilities will be located to discourage truck traffic and through traffic in residential and other noise-sensitive areas.

2.5.3 Noise mitigation shall be employed in the design of all future streets and highways and when improvements occur along existing highway segments. Measures will emphasize the establishment of buffers between the arterial roadways and adjoining noise sensitive areas.

Goal 3 The control of noise between land uses.

Intent Exterior and interior noise standards determine the design and location of land uses. There is also the opportunity to control noise between land uses through the development of a County Noise Ordinance which sets maximum noise levels during specific time periods when the uses are most sensitive to noise. In this way, noise can be controlled between uses after development has occurred.

Policy 3.1 **Promote increased awareness concerning the effects of noise and suggest methods by which the public can be of assistance in reducing noise.**

Action

3.1.1 Require new developments that have the potential to generate significant noise impacts to inform impacted uses on the effects of these impacts during the environmental review process.

Policy 3.2 **Require that noise from motors, appliances, air conditioners, and other consumer products do not unreasonably disturb the occupants of surrounding properties within commercial and industrial zones.**

Policy 3.3 **Limit the maximum permitted noise levels which cross the property lines and impact adjacent land uses.**

Policy 3.4 **The noise produced by home appliances, air conditioners, and swimming pool equipment shall not be permitted to unreasonably intrude upon the peace and quiet of adjacent residential spaces.**

Action

3.4.1 A community noise ordinance shall be adopted and enforced to implement the Noise Chapter. (applies to Policies 3.2, 3.3 and 3.4)

Goal 4 Control of noise from significant noise generators in the community.

Intent Noise can be controlled in three areas: 1) at the source with muffling techniques; 2) at the receptor through the use of architectural treatments; or 3) along the noise path with the insertion of sound barriers. The most effective means of reducing noise is by controlling it at its source. The intent of this goal is to reduce noise in the community through source-related controls.

Policy 4.1 **Reduce noise generated by sound amplification equipment in public places.**

Action

4.1.1 Permits shall be required for the use of sound amplification equipment in public places.

Policy 4.2 The County recognizes the importance of the Sacramento Metropolitan Airport to the region. Land use patterns in this General Plan Amendment have been designed to accommodate the flight paths and noise contours of the airport. The County shall oppose the establishment of flight patterns for aircraft over South Sutter County and the relocation of runways which would create the potential for noise impacts on sensitive land uses. Participation in the planning activities of regional and state agencies relative to the location of new airports or revised aircraft flight patterns and the assessment of their impact on the environment shall be promoted.

Policy 4.3 Encourage the use of noise reducing flight procedures for airplanes and helicopters such as maintaining minimum flight altitudes or using less noise sensitive flight paths.

Policy 4.4 Participate in the planning process of railway lines that are considered within South Sutter County to ensure that the resulting noise levels are compatible with existing and planned land uses.

Action

4.4.1 For railway lines operated within South Sutter County, the following guidelines should be considered:

- Review Federal Railroad Noise Standards of 1974 for possible adoption.
- Encourage the operators of spur lines to minimize train horn soundings at locations in proximity to noise sensitive areas.
- Encourage rail operators to limit late night and early morning train movements which cause annoyance to nearby residential areas.
- Encourage rail operators to instruct their engineers to minimize the noise of their train movements when operating in proximity to noise sensitive areas.
- Require rail operators to maintain their trackage as required to minimize rail movement noise.

Policy 4.5 Regulate noise from new industrial activities through various forms of licenses, conditional use permits, and zoning regulations, to minimize noise levels which cross the property lines and impact adjacent land uses.

Action

- 4.5.1** Set and enforce maximum permitted noise levels at property boundaries through the County Noise Ordinance.

- Policy 4.6** Regulate noise from construction activities by developing noise standards at the property boundary line and enforcing this regulation.

Actions

- 4.6.1** Hours during which construction operations may occur will be determined and included in the County Noise Ordinance.
- 4.6.2** Noise standards for County equipment shall be consistent with the community noise ordinance adopted for the area.

Goal 5 Ensure consideration of noise issues in the planning process within South Sutter County.

- Intent** Noise issues should always be considered during the planning process so that needed measures are incorporated in design and location of land uses. In addition, the economic impact of noise attenuation measures can then be incurred by the property developer and not future owners who may not anticipate noise impacts.

- Policy 5.1** Periodically review regional plans for land use, airport operations, etc. to identify any potential noise impacts and develop strategies for the control of major noise sources on a regional basis.

- Policy 5.2** Review noise issues in relation to Land Use, Circulation and Infrastructure, and Housing Chapters of the General Plan.

- Policy 5.3** Work with the surrounding communities to ensure compliance with the land use and noise compatibility goals and objectives contained in this Noise Chapter along the boundaries in South Sutter County.

- Policy 5.4** Assign at least one employee the responsibility of becoming knowledgeable about noise and noise control within South Sutter County.

Actions

- 5.4.1** Revise the job description of one County employee to include the responsibility for noise planning issues within South Sutter County.
- 5.4.2** Consult the noise person on issues where the sound effects of a plan or project in South Sutter County need to be considered.

Policy 5.5 Due to the number and variability of noise producers within urban environments, project review of noise conflicts need to be undertaken for individual sites.

Actions

- 5.5.1** Encourage the use of noise evaluations in environmental impact reports and statements.
- 5.5.2** The review of development applications shall consider the impact of the proposed land use on the noise environment of existing or planned contiguous uses.
- 5.5.3** Proposed projects which are noise producers shall be required to have an acoustical engineer prepare a noise analysis with recommendations for design mitigation if the project is to be located within close proximity to existing or planned noise sensitive land uses.
- 5.5.4** Proposed noise sensitive projects within noise impacted areas shall be required to have acoustical studies prepared by a qualified acoustical engineer and to provide mitigation from ultimate noise levels.
- 5.5.5** Noise analyses will be required to use a combined transportation and point source level wherever applicable. Noise measurements during peak traffic periods should be taken to verify or adjust the computer modeling results.
- 5.5.6** In areas within close proximity to master planned roadways, the ultimate roadway capacity (average daily trips) at Level-of-Service D shall be used to estimate maximum future noise impacts.
- 5.5.7** Weigh mitigation measures against economic implications.

Goal 6 Mitigate all significant noise impacts as a condition of project approval.

Intent Requiring that mitigation of significant impacts is included with projects will protect adjacent receptors from excessive noise and ensure the amenity of exterior environments at neighboring land uses.

Policy 6.1 Site design techniques will be considered the primary means to minimize noise impacts.

Actions

- 6.1.1** Utilize landscaped building setbacks to increase the distance between the noise source and receiver.

6.1.2 Promote the placement of noise tolerant land uses such as parking lots, maintenance facilities, and utility areas between the noise source and receptor.

6.1.3 Buildings can be oriented to shield outdoor spaces from a noise source. Quiet outdoor spaces can be provided by creating a U-shaped development which faces away from the roadway or by clustering land uses.

Policy 6.2 Developers shall be encouraged to consider alternative architectural layouts as a means of meeting noise reduction requirements.

Actions

6.2.1 Bedrooms should be placed on the side of the house facing away from major roadways. The use of noise tolerant rooms such as garages, bathrooms and kitchens to shield noise-sensitive areas will be encouraged.

6.2.2 Balconies facing major travel routes should be avoided. Development proposals including balconies in the design will need to be evaluated during the environmental review process.

6.2.3 Developers shall be encouraged to utilize the following construction techniques when necessary: acoustical wall design; use of the dense building materials; acoustical windows (double glazed, double paned, thick and non-operable windows); and tight fitting doors, ceilings and floors.

Policy 6.3 Where architectural design treatments fail to adequately reduce adverse noise levels or will significantly increase the costs of land improvements, noise barriers and landscaped berms in combination shall be required.

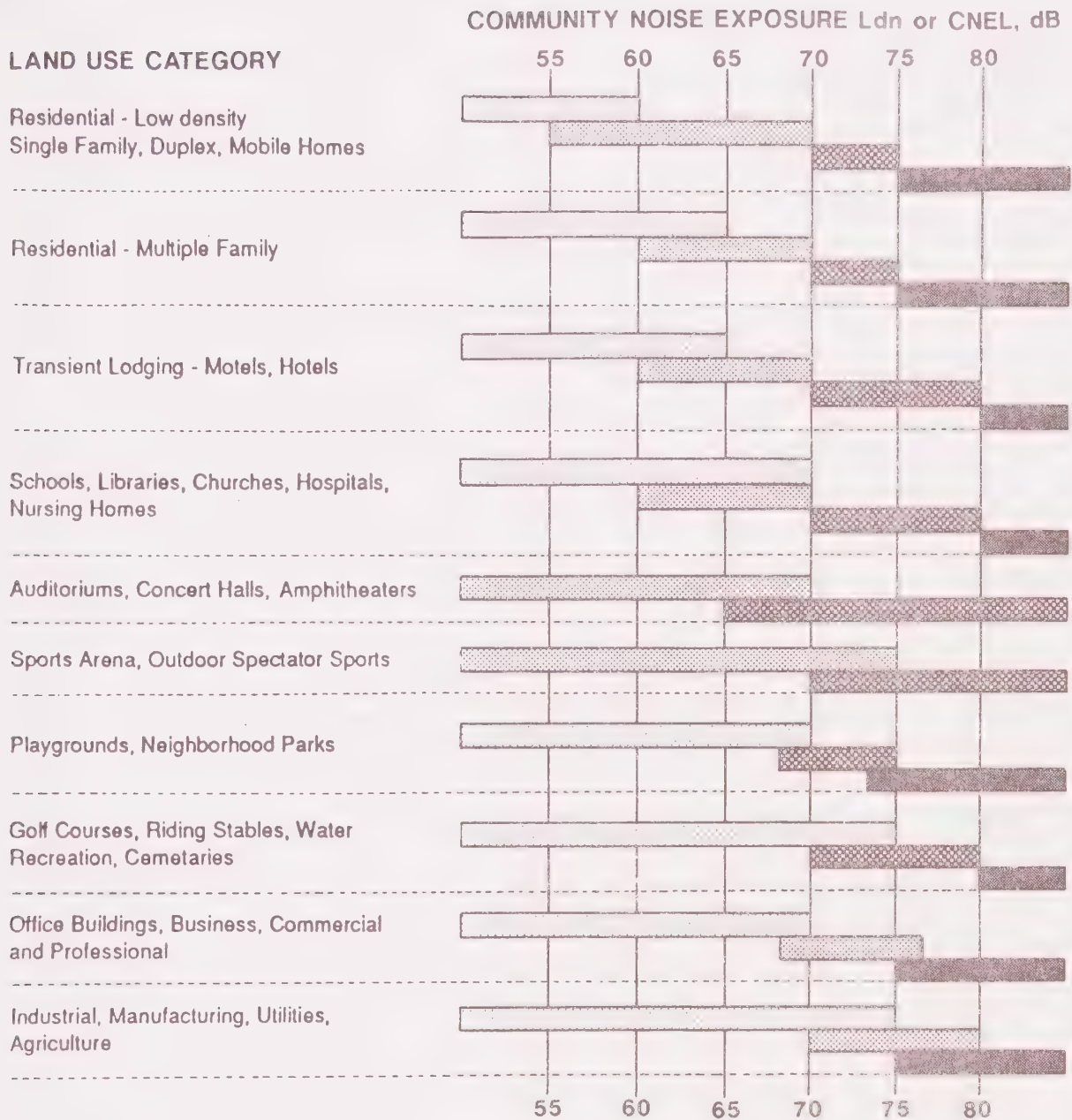
Actions

6.3.1 Minimum standards for noise barriers will be determined. Noise barriers must be massive enough to prevent significant sound transmission through them and high enough to shield the receiver from the noise source. In addition, barriers must be carefully constructed so that there are no cracks or openings.

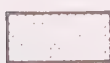
6.3.2 Require barrier flanking to minimize intrusive noise by bending the wall back from the noise source at the ends of the barrier.

6.3.3 Until a County Noise Ordinance is adopted, the following chart will serve as interim guidance for reviewing a project's noise impacts.

LAND USE COMPATIBILITY FOR COMMUNITY NOISE EXPOSURE



LEGEND



Normally Acceptable

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.



Conditionally Acceptable

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy.



Normally Unacceptable

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made with needed noise insulation features included in the design. Outdoor areas must be shielded.



Clearly Unacceptable

New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.

SOURCE: CALIFORNIA OFFICE OF NOISE CONTROL

CHAPTER NINE

Safety

SAFETY

I. INTRODUCTION

A. Purpose

The Safety Chapter focuses on safety issues which must be considered in planning for the future development of South Sutter County. Of primary concern is the protection of the community from currently identified hazards, including floods, aircraft operations, fires and geologic hazards. Hazards with risk potential include: ground failure (liquefaction and seismic compaction of soils), seiche hazards, dam failure, subsidence, and wildland and urban fires. The level of risk even for known hazards may increase with significant changes in land use and subsequent population increases.

Hazards refer to natural or man-made conditions which have the potential to threaten life, cause injury, or cause property damage. Disasters refer to specific events which occur due to the interaction between hazards and human populations. Through investigation of hazard risks and careful land use planning to reduce or restrict development in those areas with the highest risks, the potential for disaster can be reduced. Through sensible design of new development and emergency preparedness, risks from these hazards or their effects can also be reduced.

B. Consistency with State Planning Law

The Safety Element is a required element of California Planning and Zoning Law (Section 65302) and is consistent with other chapters of the South Sutter County General Plan Amendment.

II. GOALS, POLICIES AND ACTIONS

Goal 1 Minimization of hazards from flooding in South Sutter County.

Intent The natural setting of the South Sutter planning area requires that careful preliminary planning be done to reduce the potential for loss of life, injury and property damage from flooding. Flooding can occur as the result of overbanking of rivers or flood control facilities; it may also occur as the result of structural failure of dams or reservoirs. It is the intent of Sutter County to carefully monitor all phases of the design and planning process in order that mitigation measures are as comprehensive as possible; that all required agencies are involved; and that monitoring is complete.

Policy 1.1 **Residential development must not occur in areas subject to inundation from 100-year storm events unless the flood hazards have been thoroughly mitigated through proper design. Compliance with FEMA standards will be required for all development.**

Actions

1.1.1 All sectors of South Sutter County will participate in the National Flood Insurance Program.

1.1.2 New development cannot occur within any area identified by the U.S. Army Corps of Engineers (using the Federal Emergency Management flood risk maps) as being within the 100-year Flood Plain unless all flood hazards have been properly mitigated, as required by FEMA.

1.1.3 Adopt flood plain zoning ordinances and regulations to control the types of structures and land uses permitted in high-risk areas, and require that structures permitted in high-risk areas are built in such a way as to minimize flood losses.

1.1.4 Provide for the construction and adequate maintenance of engineering works, such as dams, levees, unobstructed by-pass and overflow systems, and flood control basins.

- Policy 1.2** **Develop adequate emergency plan procedures to specifically address all identified flood hazards in South Sutter County, including flooding from overbanking of rivers, levees, or other flood control facilities and flooding caused by dam failure.**

Actions

- 1.2.1** Develop a Flood Hazards Technical Document which identifies all flooding hazards in South Sutter County, including flooding hazards from dam failure. In addition, the Technical Document shall identify the level of risk for each type of flood hazard and include a detailed flood hazards map which identifies flooding risk by location.
- 1.2.2** Develop and implement a flood early warning system for identified flood hazards, including dam safety hazards.
- 1.2.3** Coordinate all flood emergency plans with any emergency plans adopted by regional, state, or federal agencies which have regulatory authority over this area, including watersheds.
- 1.2.4** Develop and implement an emergency evacuation plan to be included in the emergency plan which designates evacuation routes and minimum road as they apply to all identified flood hazards, including dam failure.
- 1.2.5** Coordinate with the U.S. Army Corps of Engineers, FEMA, or other state or federal agencies, to identify areas located within South Sutter County which area subject to high risk from any existing, planned or future dam.

- Policy 1.3** **Continue to encourage flood retention open space areas.**

Action

- 1.3.1** Review planning documents carefully for compliance with land use and open space objectives.

Goal 2 **Minimize man-made and natural hazards in the South Sutter planning area.**

- Intent** This goal is intended to promote public safety by careful and innovative design techniques that will consequently reduce risks to employees, residents and property.

- Policy 2.1** **Continue working with the F.A.A. and Sacramento Metropolitan Airport to establish flight corridors which minimize exposure of South Sutter County residents to air traffic related hazards.**

Actions

- 2.1.1** Establish a routine meeting program with Sacramento County Airport Authority to share planning information.
- 2.1.2** Use existing noise policy as specified in the Noise Chapter as the primary criteria for land use compatibility regarding aircraft overflight.

Policy 2.2 Consider the presence of geologic hazards in siting new development.

Actions

- 2.2.1** Require a geologic hazards analysis to accompany all development proposals. The analysis is to be performed by a licensed and registered State of California geologist and must map geologic hazards, determine risk potential, and provide recommended mitigation measures for all required categories of geologic hazards, including: seismically induced surface rupture, ground shaking, ground failure, seiche hazards, seismically induced dam failure and subsidence.
- 2.2.2** Review all planning applications to reasonably ensure mitigation and safety from seismic and geologic hazards, including: ground shaking, liquefaction, expansive soils, seiches and seismically-induced dam failure.

Policy 2.3 Develop and implement a South Sutter County Emergency Plan.

Action

- 2.3.1** The South Sutter County Emergency Plan shall address all flood, man-made, seismic, and geologic hazards for which South Sutter County is at risk, as identified in the Flooding Hazards Technical Document and any applicable geological hazards studies. Incorporate into this Emergency Plan the identification and appraisal of evacuation routes and identification of critical facilities, peakload water supply requirements, minimum road widths. Identify and plan for the population at risk, including special populations such as: children, handicapped persons, hearing-impaired, non-English speaking persons, tourists (visiting hotels, motels, and tourist attractions), and large group assemblies.
- 2.3.2** Provide emergency information and public education in the event of a disaster by developing a television override system to enable the proper authority to broadcast emergency information and an ongoing program of educational information relating to proper emergency and protective measures during a disaster.

Policy 2.4 Assess any risks involving the disposal, transport, manufacture and storage of hazardous materials at all levels of planning in South Sutter County.

Actions

2.4.1 Establish designated travel routes through South Sutter County for vehicles transporting hazardous materials.

2.4.2 Identify potential users and producers of hazardous materials at the time of permit application to mitigate dangers associated with these materials.

Policy 2.5 **Ensure that there is not reduction in effective emergency services as the result of growth and development in South Sutter County.**

Actions

2.5.1 Implement all goals and policies relating to fire and police protection contained in the Community Facilities Chapter.

2.5.2 Enforce all relevant ordinances and codes recognized by the County.

2.5.3 Update emergency evacuation planning and routes as processing is completed, and make these known to the public.

2.5.4 Ensure that public and private water facilities have adequate capacity to supply emergency needs.

2.5.5 Continue to monitor location of all high-pressure pipelines passing through South Sutter County planning area.

2.5.6 Coordinate disaster preparedness plan with all other public and private agencies.

Policy 2.6 **Ensure protection of public safety in design of trail systems.**

CHAPTER TEN

Community Facilities & Services

Chapter Ten

COMMUNITY FACILITIES & SERVICES

I. INTRODUCTION

A. Purpose

This chapter defines policy for public facilities, services and activities in South Sutter County including sheriff and fire protection, educational facilities, civic institutions and cultural support facilities, and parks and recreation. The Land Use Chapter provides that land for public facilities and institutional uses will be reserved to serve future residents and employees. Acreage for schools and parks has been factored into overall land use acreage for the planning area. Acreage has been factored in the Town of Rincon for a County Regional Administrative Center which will contain a fire station, a sheriff station, municipal court facilities, museum, and administrative center. Acreage is also provided within each Town Center area for civic center facilities consisting of sheriff sub-stations, fire service facilities, library facilities and other civic institutions as needed based on population. Criteria for the general location and sizing of public use and institutional facilities (such as churches, hospitals, day care, and cemeteries) are established in the Land Use Chapter and accompanying guidelines. Precise location will be established in conjunction with specific land use designations through specific plans or development permitting systems.

In the event of incorporation of any or all of the four communities, a transition will occur whereby certain general government services provided by Sutter County may be transferred to local government. The selection of which services to deliver directly and which services to continue contracting with Sutter County is a future decision that will be predicated on financial considerations, including economics of scale. Providing services at a level of government closest to residents may improve responsiveness to local concerns and objectives.

B. Consistency with State Planning Law

State planning law does not mandate or provide guidelines for the preparation of a public facilities element. It does, however, stipulate that emergency preparedness programs be addressed by the mandated Safety Chapter for fire and police services. As central sheriff and fire services are to be located in the County Regional Administrative Center, general service provisions are addressed in this chapter.

II. GOALS AND POLICIES

A. Civic Administration

Goal 1 **A County Regional Administrative Center to adequately serve the South Sutter County planning area including a sheriff sub-station, municipal court facilities, a fire station, a library, a museum, medical facilities and administrative offices.**

Intent The South Sutter General Plan Amendment anticipates the need for additional public facilities to serve the projected population and employment needs, including civic offices housing, administrative functions, planning, building and public works departments, Municipal Court facilities, as well central sheriff and fire protection headquarters. A convenient location to all residents of South Sutter County, as well as a location which strongly identifies with the South Sutter County planning area is a factor to be considered.

Policy 1.1 **Require that developers reserve an adequate site within the Town of Rincon for a full range of County Administrative facilities to serve as the administrative focus for new and existing development in South Sutter County, phased with the pace of development.**

Actions

1.1.1 To the extent that the County Administrative facilities are not funded by the State or Federal Government, at the time of approval of development proposals, require that sites be reserved for the development of the civic center, including, but not limited to, a South Sutter County administrative office, a library, medical facilities, a sheriff's substation, Municipal Court facilities and fire department headquarters.

- 1.1.2** Allocate funds in each year's Capital Improvement Program according to long term capital improvement needs. Update the long range capital improvement schedule as development needs change.
- 1.1.3** Acquisition of sites and construction of necessary facilities shall be funded through sources from within the South Sutter County General Pan area, or through other sources which do not create a burden on the remainder of Sutter County. Sources of funding may include, but shall not be limited to assessment districts, Mello-Roos or Marks-Roos Community Facilities Districts, tax increment financing pursuant to the Seymour legislation (SB 308), property tax revenues generated from within the Plan area in ways other than tax increment financing, developer fees, or other means which may be identified in the future.

Goal 2 **Civic Center facilities within each of the four Town Centers.**

Intent To provide administrative, safety services and civic institution functions at the local level.

Policy 2.1 **Require that developers reserve an adequate site within each Town Center for a civic center facility.**

Action

2.1.1 Acquisition of sites and construction of necessary facilities shall be funded through sources from within the South Sutter County General Pan area, or through other sources which do not create a burden on the remainder of Sutter County. Sources of funding may include, but shall not be limited to assessment districts, Mello-Roos or Marks-Roos Community Facilities Districts, tax increment financing pursuant to the Seymour legislation (SB 308), property tax revenues generated from within the Plan area in ways other than tax increment financing, developer fees, or other means which may be identified in the future.

B. Sheriff

Goal 3 **Protect the residents of South Sutter County from criminal activity and deter the incidence of crime in the area.**

- Intent** The purpose of this goal is to provide sheriff facilities and services, deter and reduce the rates of crime, and enhance the perception of safety in all areas of South Sutter County. New development and additional population will require additional sheriff services. The relationship between location and rate of growth and the impact on existing facilities should be considered to ensure adequate levels of service.
- Policy 3.1** **The County shall maintain a sheriff force capable of providing adequate protection and criminal prevention services to the citizens and property of the four town areas within South Sutter County until such time as the towns may determine to provide separate services or contract for services within their own jurisdiction.**
- Action**
- 3.1.1** Promote a level of service goal of 7 minute average response time to calls for robbery, rape, aggravated assault and burglary.
- Policy 3.2** **Assure that adequate sheriff services to each of the communities in the planning area are maintained through periodic conditions and needs assessment of department services, facilities, and personnel. Define an overall sheriff protection facilities master plan which establishes the precise location of necessary public facilities and substation sites within the South Sutter County planning area.**
- Actions**
- 3.2.1** The County shall conduct an annual assessment of Sheriff Department services that shall evaluate infrastructure conditions of the existing facilities and equipment, personnel staffing conditions, and facilities, equipment and personnel needs for each coming fiscal year based on anticipated population growth, level of service, and the crime rate.
- 3.2.2** Establish a program that will monitor crime prevention programs and identify funding sources for law enforcement on the federal, state, and local level.
- Policy 3.3** **Establish interagency agreements as necessary between the County and future governmental agencies within South Sutter County to provide emergency assistance and cooperation on inter-jurisdictional basis. Periodically review service agreements.**
- Policy 3.4** **Support and encourage community based crime prevention efforts. Establish neighborhood watch programs, and pursue regular communication with neighborhood and civic organizations.**
- Action**
- 3.4.1** Assist the educational agencies within the South Sutter County planning area in establishing training programs outside of the classroom.
- Policy 3.5** **Fund Sheriff Department operations in this area by tax revenues generated from the South Sutter County area.**

Goal 4 Enhance the safety of the residents through building and environmental design.

Intent The physical environment of some developed areas may contribute to crime rates. Defensible space concepts for new development in the South Sutter County area should be considered to prevent such problems. The goal is intended to increase the ability of the residents and the Sheriff Department to minimize crime and provide security for residential, commercial, industrial and public buildings, sites, and open space. The incorporation of planning and design techniques into the development review process will help increase security in future subdivisions, planned residential developments and commercial/industrial development.

Policy 4.1 The County shall establish a design review process for the Sheriff's Department for residential, commercial and industrial development project requirements. Encourage the design of structures and spaces in such a way that crime is difficult to conceal and apprehension is more readily achievable.

Actions

- 4.1.1** Ensure that landscaping around buildings does not obstruct views required to provide security surveillance.
- 4.1.2** Require adequate lighting around residential, commercial and industrial buildings in order to facilitate security surveillance.
- 4.1.3** Require that recreational facilities in multiple-family residential complexes are designed to provide visibility and security.
- 4.1.4** Require the provision of security measures and devices that are designed to increase visibility and security in the design of building siting, interior and exterior design, and hardware.
- 4.1.5** The County shall have the Building Department work with the Sheriff Department in order to discourage building conditions which enhance criminal activity.

Goal 5 Adequate and cost effective court facilities and operations.

Intent Existing Municipal and Superior Court facilities are located in Yuba City. To promote cost effectiveness and integrate the functions of the Sheriff Department located in South Sutter County with the judicial system, court facilities are recommended. The proposed population of South Sutter County will generate need for judicial services within the South Sutter County regional vicinity.

Policy 5.1 Provide adequate court facilities that are integrated with other related functions in the civic center.

Actions

5.1.1 Explore opportunities to combine court facilities and detention facilities in one complex.

5.1.2 Explore opportunities to establish a coordinated system of judicial holding, handling, detention and access functions.

C. Fire Protection

Goal 6 Protect the residents of South Sutter County from the hazards of fire.

Intent Provide adequate fire facilities and protective services for existing and future residents, with a five minute response time level of service standard target for emergency fire services. Reduce the frequency of fires within the community through a program of fire suppression and prevention, public education and training, and maintenance.

Policy 6.1 Establish a Department of Fire Services for South Sutter County.

Actions

6.1.1 The County will prepare a Master Plan for Fire Services for the South Sutter County planning area. This document will be maintained by the Department of Fire Services.

6.1.2 The County shall develop agreements to coordinate with towns within the South Sutter County planning area in the event of incorporation of any or all of the towns, and provide fire services in unincorporated areas.

6.1.3 Assure that adequate facilities and fire service personnel are maintained to provide service at acceptable levels by periodically evaluating population growth, level of service (response time) and fire hazards in the South Sutter County area. Identify potential fire station sites, in accordance with the Master Plan for Fire Services for South Sutter County, on the Land Use Map, and on specific plans and development plans as they are processed.

6.1.4 Establish a program whereby new development projects are assessed a pro rata fee to pay for adequate fire protection facilities and equipment that service that development. Incorporate in each annual budget specific program objectives to maintain the targeted level of service.

- 6.1.5 Provide uniform fire improvements for land uses and densities allowed by the Land Use Chapter designations such that all land developments would require the same fire improvements. This will prevent breaks in the fire services network of improvements and promote uniformity of improvements within the South Sutter County community.
- 6.1.6 Coordinate inter-agency fire service protection agreements with other fire protection service agencies, including the California Division of Forestry currently providing service to the County on a volunteer basis.

Goal 7 Assure that all buildings provide adequate fire protection.

Intent Urban fires usually result from sources within the structures themselves. Fire hazards of this type are related to specific sites and structures, and therefore, the availability of fire fighting services is essential to minimize losses. Many building fires and fire losses can be avoided if proper building procedures and materials are used, as well as having the public informed about fire hazards and how to avoid them. Fire improvements should be consistent with development densities.

Policy 7.1 Require that all buildings within the South Sutter County planning area adhere to fire safety codes.

Action 7.1.1 Enforce all relevant ordinances and codes recognized by the County.

Policy 7.2 The County Departments of Building and Fire Services will enforce fire standards as they review building plans and conduct building inspections.

Actions

7.2.1 Require that all new commercial, industrial and multiple-unit residential developments and publicly-owned buildings install fire protection systems in accordance with applicable codes.

7.2.2 Incorporate into the Building Code, as allowed by law, the requirements for the installation of smoke detection systems in all new residential development and fire protection systems in new commercial, industrial, and multi-family residential development projects.

7.2.3 Promote public education regarding fire safety to address issues such as storage of flammable material and other fire hazards.

Goal 8 Maintain information regarding fire hazards and service.

Intent Information relating to fire hazard potential and response times within the South Sutter County planning area is necessary in order to establish mitigation of fire hazards and to monitor response times by emergency fire services.

Policy 8.1 Establish a uniform reporting system of all fire emergency data including type and cause of fire alarm response time and damage/injury data.

Policy 8.2 The Planning Department will maintain a South Sutter County Information Map showing areas of high fire hazards, as well as the location of fire stations, and areas with fire response times of five minutes or less by emergency fire protection services.

D. Education

The following presents goals ,policies and implementation measures for education, in the South Sutter County planning area.

Goal 9 Adequate school facilities for all students in the South Sutter County planning area and its sphere of influence.

Intent Increased development activity in the South Sutter County planning area will cause significant enrollment increases in the current school districts. To prepare for these increases and also be eligible for state school facility funds, long range master plans must be developed, and the Land Use Chapter provides for the development of educational facilities as a part of the overall land use strategy. The Land Use Diagram is instrumental in assisting the local school district(s) and state agencies in the planning and provision of educational facilities to achieve maximum opportunity for the education of all residents.

Policy 9.1 Provide elementary and high school facilities within each sector in accordance with the adopted capacity and site size standards of the affected school district.

Actions

9.1.1 The following targets for school enrollment capacity have been utilized within the General Plan Amendment for purposes of projecting school needs and financing considerations.

- Elementary School - 766.
- High School - 800.

These targets would result in school facility needs as follows:

Riego

- Eight (8) elementary school sites, each with an average acreage of 20 acres to accommodate 680 students per school.
- Approximately 60 acres for two high school facilities with a capacity of 750 students per school.

College Park

- Six (6) elementary schools with the capacity for approximately 797 students each, on approximate 20 acre sites.
- Two high school sites with the capacity for up to 657 students per site on 30-acre sites.

Rincon

- Ten (10) 20-acre elementary school sites, each with an average capacity of 745 students.
- Approximately 90 acres for three high schools with a capacity of approximately 680 students per school.

Pleasant Grove

- Nine (9) elementary school sites to accommodate an average of 726 students per site (approximately 20-acre sites).
- Three (3) high school sites sufficient to meet the needs of a school capacity of approximately 923 students per site, on 30-acre sites. The actual sizes and number of the school facilities, (site size and enrollment capacity) shall be refined when the Town level Public Facility Master Plans are developed. Final determination of school facility requirements shall occur at time of consideration of specific plans or planned development zoning applications through agreement between the County and the affected school district.

The actual sizes and number of the school facilities, (site size and enrollment capacity) shall be refined when the Town level Public Facility Master Plans are developed. Final determination of school facility requirements shall occur at time of consideration of specific plans or planned development zoning applications through agreement between the County and the affected school district.

9.1.2 Locate elementary school facilities in close proximity to community parks, through the specific plan process.

Policy 9.2 Monitor the residential growth within each town, and the overall South Sutter County planning area, and work with local school districts to expand facilities and services to meet educational needs.

Actions

- 9.2.1** The County shall work with the school district(s) to keep them apprised of proposed plans and development projects to ensure that school facilities keep pace with development.
- 9.2.2** Work with the school district(s) to consider and implement alternative funding programs for school facilities construction and provision of educational programs.

Policy 9.3 New residential development shall be assessed as a part of the development permitting process according to its effects on increasing enrollment in local schools. Approval of all specific plans and planned development ordinances shall include requirements for provisions of land and funding for needed schools in a timely manner to serve new development. The school district(s) or County shall require land dedications, school site reservations or in-lieu fees for the construction of new schools necessary to meet the General Plan Goals in accordance with state law, this General Plan Amendment and adopted County implementation regulations. State and/or other funds can be used in concert with in-lieu fees to fund school site dedication and facility construction.

Policy 9.4 A site shall be reserved in the town of College Park for a location of a community college campus.

Goal 10 Establish educational and information programs for the residents of South Sutter County.

Intent To create an avenue for public awareness and meet the educational needs of the entire community, resources within South Sutter County will be utilized for information dissemination, adult education and work training opportunities.

Policy 10.1 Cooperate with the school district(s) and community college system to ensure adequate educational services, the monitoring of the educational needs of the students, and the adequacy of the educational curricula in meeting the needs of students.

Policy 10.2 Work with school district, private schools, and other local educational agencies to provide adult education courses.

Policy 10.3 Establish programs for senior citizens and youth to provide information regarding area services including cultural, recreation, and public safety services.

Actions

- 10.3.1** Evaluate the appropriateness and feasibility of establishing a staff position to coordinate the dissemination of information regarding programs within South Sutter County.
- 10.3.2** Evaluate the appropriateness and feasibility of initiating a cable TV program to televise public meetings, provide information regarding area-wide programs and educate the general public on the functions and activities of the government within South Sutter County.

E. Civic Institutions and Cultural Facilities

Goal 11 Cultural and community services that improve and maintain the quality of life for the residents of South Sutter County.

Intent Population and economic growth causes increases in the demand for municipal services, which are important in defining the community's quality of life. The quality and provision of these facilities and services is linked to, and impacted by new growth. In particular, the amount and location of development are significant factors. However, it is difficult to establish a direct correlation between an increment of growth represented by a development proposal and the additional cost and demand for these public services. Therefore, the impacts of growth on community services, including churches, hospital facilities, museums, cemetery sites and libraries are not quantified by level of service policies. They are located in response to projected population to interact with compatible land uses, and to serve the demand generated by the projected population.

Policy 11.1 The County will meet the cultural, spiritual and health related needs of the community by designating standards for and incorporating such facilities and services in development proposals.

Actions

- 11.1.1** The County shall identify and solicit funding from additional sources to supplement cultural, community and library facilities and services. These may include state and federal grants, loans and donations, and sponsorships by local and national corporations, businesses and employment generators, and other private individuals and groups.
- 11.1.2** The County shall work with the library to ensure that the facility is linked to information transmission facilities as they are initiated and expanded in the South Sutter County area, and promote the use of computer based information so they can be accessed at the library or by telecommunications.

- 11.1.3** The County shall work with health care providers to reasonably assure that adequate health facilities and personnel are maintained to provide service at acceptable levels by periodically evaluating population growth and service delivery.
- 11.1.4** Encourage a range of health related facilities in South Sutter County to meet the needs of the growing population, including rehabilitation centers, walk-in medical centers, clinics, and full-service hospitals.
- 11.1.5** Encourage that sufficient space for religious institutions be provided in Village Centers and in Town Centers. Allow religious institutions in open space areas not reserved for habitat preservation or passive use.
- 11.1.6** Coordinate future capital improvement expenditures with the long range Capital Improvement Schedule.
- 11.1.7** Capital and facility needs to serve new development will be financed by new development, yet should be available prior to buildout of the area proposed for expansion in order to meet the demands of the existing residents and ensure adequate service levels for the future development population.

Policy 11.2 The County shall promote consolidation of overlapping services between the villages and towns within the South Sutter County planning area; and between adjacent county jurisdictions.

Actions

- 11.2.1** Senior centers, libraries and recreation facilities shall be located in close proximity to allow for integrated activities.
- 11.2.2** Day care centers shall be located within each town to allow for before-and-after-school care, pre-school facilities for toddlers, and day care for infants. Adequate acreage shall be provided within the land use designations of Employment Center, Town Center, Village Center, and Special Use Area (as appropriate) to provide for day care services to meet the needs of the employment population.
- 11.2.3** Allow for shared cultural and recreational facilities between the community and the local upper educational facilities.
- 11.2.4** Allow for neighborhood parks to be located adjacent to elementary schools and community parks to be located adjacent to high schools in order to promote the joint use of buildings and sports facilities.

Policy 11.3 Provide for adequate library facilities and services consistent with community needs and provide a focus for community activity and cultural development.

Actions

- 11.3.1** The County can assist in the provision of library facilities through the provision of development and population information for long range library master plans developed for the South Sutter County planning area. The County will assist in the development of standards that can be used to evaluate the adequacy of library services to meet the needs of development in South Sutter County.
- 11.3.2** Encourage the use of library facilities by the school districts in the plan area to further educational programs.
- 11.3.3** Provide outreach services for the senior citizens and the handicapped who cannot visit library facilities. Increase handicap access to library facilities as feasible.
- 11.3.4** Provide funding for library facilities and activities, examining other potential funding resources, including state and federal, corporate and private contributions.

F. Parks and Recreation

Goal 12 **Parks and recreation facilities and services that improve and maintain the quality of life for residents in South Sutter County.**

- Intent** To provide for approximately 1,427 acres of park and open space lands to meet the needs of a projected 142,653 population in the South Sutter County planning area. This is based on the various park classifications (neighborhood, community, regional) as are the national standards. The standard set for the South Sutter County planning area is 10 acres per 1,000 population.
- Policy 12.1** **Establish 10 acres per 1,000 population as the minimum standard for park development.**
- Neighborhood Park: 2.5 acres per 1000 population.
 - Community Park: 2.5 acres per 1000 population.
 - Regional Park: 5 acres per 1000 population.
- Policy 12.2** **Require development proposals to address the target park and open space requirements to be developed in an implementation program.**
- Policy 12.3** **Establish a Parks and Recreation Master Plan for the South Sutter County planning area that defines anticipated recreational needs (based on population size, density and demographics), and establishes locations for park facilities, the timing of development and funding sources.**

- Policy 12.4** Disperse park facilities and equipment throughout the South Sutter County planning area, to prevent an undue concentration at any location.

Actions

- 12.4.1** Neighborhood parks shall serve approximately the same population and area served by an elementary school, where feasible.

- 12.4.2** Community parks should generally serve the same population and area served by a high school.

- Policy 12.5** Provide for a variety of park facilities, including those developed for intense recreational activity, passive open space enjoyment, and a mixture of active and passive activities.

Actions

- 12.5.1** Require the siting of parks to take advantage of access to the regional open space network, population and employment concentrations, joint use with schools and other community facilities and to be used as buffers and links between different land uses.

- 12.5.2** Review all development projects for park siting opportunities and to ensure adequate park areas, trails and open spaces are being proposed.

Goal 13 Adequate funding for park land acquisition, improvements and programs.

- Policy 13.1** As part of a specific plan or Planned Development Zoning Application, the project proponent shall submit a Parks Implementation Plan that identifies the proposed park acreage based on the General Plan Amendment standards, recreation facilities, phasing of land dedication and improvements, and maintenance responsibilities within the specific plan area.

- Policy 13.2** Require project proponents to dedicate land and improve parks consistent with an approved Parks Implementation Plan for a specific plan area.

- Policy 13.3** Review all development projects for park siting opportunities and to ensure adequate park areas, trails and open spaces are being proposed.

- Policy 13.4** Establish mechanisms by which the County may accept gifts and dedications of parks, open space and facilities.

- Policy* The County shall monitor the availability of state and federal monies for recreational purposes. As funds are available, the County shall actively pursue such funds.
- 13.5

CHAPTER ELEVEN

Economic Development

Chapter Eleven

ECONOMIC DEVELOPMENT

I. INTRODUCTION

A. Purpose

The Economic Development Chapter of this General Plan Amendment outlines a strategy to ensure the economic viability of the South Sutter County area. Attracting business and commercial land users to the planning area will be critical to establishing a balanced, sustainable community. Typically, substantial residential development precedes other types of land use development in new growth areas adjacent to established metropolitan areas. It will take a concerted effort to foster all types of development particularly in the early years of South Sutter County's growth. A strong public/private partnership will be necessary to be successful.

To create four truly balanced self-reliant towns in the planning area will take a long-term commitment on the part of Sutter County and the private sector to plan and encourage development of all economic sectors. Land uses and economic activities that employ high income professionals and management must be complimented by employment and housing opportunities for service and retail workers to create independent, discrete communities. Establishing a planning area-wide jobs/housing balance is a difficult but desirable goal. Implementing land use and other elements are essential to creating a unique community structure and identity. This will be necessary to successfully capture an adequate share of regional economic growth.

While this chapter only lays the foundation for an economic development program, implementation of many of its provisions will enable Sutter County to begin to successfully compete for development opportunities on a regional and state-wide basis. Additional planning and continued monitoring and refinement of the Economic Development Program will ensure that South Sutter County contributes to the economic benefit and quality of life for all of Sutter County and the Sacramento metropolitan region.

B. Consistency with State Planning Law

This Economic Development Chapter is not required by state planning law. However, without a strong economic development strategy and action program it may be difficult to realize many of the goals stated in other portions of this General Plan Amendment.

II. GOALS, POLICIES AND ACTIONS

Goal 1 **A strategy for economic development which attracts and retains business and industrial uses and provides a broad range of employment opportunities and a strong tax base for Sutter County.**

Intent In order for South Sutter County to attract its share of regional growth, it must develop a strategy for economic development that attracts commercial, industrial and residential uses. This strategy entails a public/private partnership that targets, informs and attracts business and industry consistent with the South Sutter County Plan. Business location and investment decisions are based on more than land, labor and proximity of transportation; they are based on the conviction of being rooted in communities with a high quality of life and careful, long-range planning.

Policy 1.1 **Coordinate efforts with local cities, counties, universities, property owners, business interests and economic development agencies to identify and target promotional and other assistance efforts for specific businesses and institutions.**

Actions

1.1.1 Establish an Economic Development Committee made up of representatives from the public and private sectors to oversee and guide the economic development efforts for South Sutter County.

1.1.2 Once it becomes feasible establish an Economic Development Coordinator position on the County staff, the position should involve at a minimum, the following activities:

- Establish and maintain an industrial, business and commercial land inventory which details:
 - Existing facilities;
 - Access; and
 - Permitted uses.

- Prepare and update a South Sutter/Sutter County/Sacramento economic profile that covers:
 - Population characteristics including median income, education and labor skills statistics;
 - Market area and size including taxable sales, regional context;
 - Educational and research institutions;
 - Financial institutions;
 - Major employers and anticipated expansions or relocations;
 - Major transportation facilities (i.e., airport, rail, highway);
 - Major cultural institutions and activities; and
 - Job training programs.
- Disseminating information to businesses seeking to locate or conduct business in South Sutter County.
- Assisting the Sutter County Board of Supervisors and Business Development Committee in monitoring and planning for economic development including updating and implementing this chapter.
- Act as primary contact and seek cooperation with:
 - Regional marketing and promotional organizations and activities;
 - Financial institutions;
 - Commercial and industrial land brokers;
 - State department of commerce; and
 - Academic institutions.
- Coordinate and stage promotional events.
- Prepare public relations pieces and conduct media outreach programs on South Sutter County's unique advantages including:

Transportation

- Access to the regional highway network (Highways 99/70, I-5, I-80);
- Proximity to Sacramento Metropolitan Airport;
- Existing rail-line (Union Pacific);
- Transit planning;
- Alternative transportation mode routes and paths;
- Land use/transportation planning and integration; and
- Transportation demand and systems management programs.

Progressive land use planning and design

- Forward-looking County government;

- Creation of four identifiable, sustainable and attractive independent towns;
- Integrated community design features;
- Major open space and recreational features, including the Sacramento River Parkway and Special Use area;
- Flexible, mixed land use designations providing housing, jobs and activity centers;
- Provisions for a broad range of housing types and price ranges throughout the community;
- Planning for special regional facilities such as research institutions, a college or university, resort and conference center, a cultural and governmental center and a regional park; and
- Strong development design guidance program.

Infrastructure Improvements

- State-of-the-art design and standards;
- Public facilities master planning and finance programs;
- County policy on establishing public facilities in anticipation of development (in phases);
- State-of-the-art telecommunication system;
- Energy and water conservation features; and
- Water supplies.

Access to a major, expanding regional and state-wide marketplace

- Disseminate information on (and or conduct) business assistance programs including:
 - Job training programs;
 - Academic business improvement programs;
 - Federal and state small business loan programs;
 - Availability of Community Development Block Grant funds; and
 - Special private sector loans and services.
- Provide assistance with Sutter County permitting processes and recommend approaches to permit streamlining.
- Identify constraints to business development and recommend remedial actions.

1.1.3 The County will evaluate joining of the Sacramento Area Commerce and Trade Organization (SACTO) and the Sacramento Metropolitan Chamber of Commerce.

- 1.1.4** Institute programs for identifying firms having difficulty doing business in other parts of the state or nation and assign staff to work with these and other prospective firms seeking locations in the greater Sacramento region.
- 1.1.5** The County will contact universities and colleges within the region to establish a satellite campus in South Sutter County as soon as feasible. Ultimately, a full-service university campus should be pursued.
- 1.1.6** The County will aggressively work to locate government, academic or private sector research institutions in the South Sutter County planning area.
- 1.1.7** The County will work with the private sector to attract facilities of regional significance and importance. This should include regional transportation and shipping facilities.
- 1.1.8** Form a South Sutter County Business Association that will act as a forum for business and community-related issues, as soon as feasible.
- 1.1.9** Establish a business incubator program in South Sutter County as soon as feasible to assist small businesses in becoming established and/or expanding.
- 1.1.10** Encourage the creation of all sizes of parcels zoned for business, R&D and commercial land uses to provide development opportunities for all sizes of businesses and commercial enterprises within the planning area.

Policy 1.2 Identify the types of firms that are most likely to provide stable employment for local and regional residents, that will protect environmental resources and will thrive in the local business climate. Set up a program to contact and promote South Sutter County to these firms.

Actions

- 1.2.1** Prepare a study and develop criteria for targeting certain industries and businesses for recruitment and establishment in South Sutter county based on local comparative advantages (access to transportation, resources, markets, etc.), quality of employment opportunities, environmental sensitivity and impacts, and economic potential.
- 1.2.2** Identify existing firms in Sutter County and the Sacramento region looking to expand and locate new facilities.
- 1.2.3** Identify industries and businesses that produce products or provide services consumed in the Sacramento marketplace that are not currently located in the region but could be from a market standpoint.

- 1.2.4** Identify basic industries and businesses that have a high potential for exporting goods or services to other markets, particularly those that can take special advantage of local resources.
- 1.2.5** Encourage and work to attract a diversity of employment generating activities that have varying economic cycles.
- 1.2.6** Create a public relations program for contacting and promoting the benefits of South Sutter County, which is targeted at specific businesses or institutions.

Policy 1.3 **Support and work closely with local jurisdictions, counties and other organizations in the greater Sacramento region to eliminate harmful, interjurisdictional competition and duplication of efforts.**

Actions

- 1.3.1** Work with regional transportation agencies to ensure convenient linkages between South Sutter County and the surrounding region.
- 1.3.2** Organize periodic meetings with local and regional agencies to ensure optimal coordination of economic development and planning efforts.
- 1.3.3** Support formulation of regional solutions to regional problems.

Goal 2 **A development plan which fits well into its regional context and takes full advantage of the location of South Sutter County.**

Intent With a location only 12 miles from the capitol of the nation's most populous state and in a rapidly growing region, the South Sutter County Plan aims to capture its share of regional growth in the coming decades. The planned land uses are intended to attract not only residents but also industries with a research and development focus, tourist attractions, regional educational facilities and commercial uses.

Policy 2.1 **Encourage employment-generating development of regional significance at appropriate locations within the South Sutter County planning area.**

Actions

- 2.1.1** Target specific areas within South Sutter County as appropriate for large scale regional employers.
- 2.1.2** Provide convenient access for these sites to freeways and other regional transportation networks.

2.1.3 Determine commercial and industrial acreage required based on projections of total dwelling units and the capture of employment and residents from the growth of the greater Sacramento region. Update the Land Use Diagram as necessary.

2.1.4 The County will ensure that location of facilities of regional significance (public or private) will be in association with Town or Employment Centers or Special Use Areas as shown on the South Sutter County Land Use Diagram.

Policy 2.2 Development of the South Sutter County area shall be done in accordance with the provisions of the South Sutter County General Plan Amendment.

Actions

2.2.1 County staff will make every effort to explain to potential developers or landowners the goals and intent of the South Sutter County (if contacted) prior to their embarking on land acquisition or project development.

2.2.2 All land use entitlement and development applications will be reviewed for consistency with the South Sutter County General Plan Amendment and denied if in conflict with the goals and policies of the General Plan Amendment.

Goal 3 The creation of communities within South Sutter County that have an appropriate mix of all land uses for residents, employees and visitors.

Intent For the communities within South Sutter County to be as self-sufficient as possible, they must satisfy the shopping and service needs of their residents. This means a diverse mix of uses that provide public services, retail goods and services to all economic segments of the community.

Policy 3.1 Ensure the development of adequate commercial uses and community facilities within each community.

Actions

3.1.1 Review development proposals to provide convenient locations and accessibility for commercial uses within each community.

3.1.2 Include a retail and office needs analysis as part of the South Sutter County Development Annual Monitoring Report prepared to analyze the land use relationships evolving as a result of the growth and development of South Sutter County.

3.1.3 Determine the amount of retail/office uses required based on approved dwelling units, projected employment and visitor rates.

3.1.4 Determine what public services and facilities will be required based on approved dwelling units, projected employment and visitor rates.

Policy 3.2 Include neighborhood-serving commercial uses and community facilities as part of the development of each town in the South Sutter County Plan.

Action

3.2.1 Write development regulations that require mixed land uses - residential, community facilities, retail and office - at appropriate locations within neighborhoods and village and town centers.

Goal 4 A diverse education and training system which establishes and maintains a quality work force in the community and is a central feature of the communities of South Sutter County.

Intent By providing superior educational opportunities and resources, with an emphasis on practical educational programs for the job mix required to serve the community, many residents will prefer to work within the South Sutter County planning area. A full range of adult education, retraining, special education, vocational/technical education and college/university level facilities and curriculums are to be provided, all aimed at responding to the educational needs of the community through each phase of development.

Policy 4.1 Establish a proactive, periodic dialogue early in the planning process between the County and educational institutions including school districts and colleges on issues related to the phasing of development, service standards and demand, public safety, and land use.

Policy 4.2 Promote business and industry as an important extension of and supplement to the community's educational system.

Actions

4.2.1 Establish an education/business liaison program which coordinates contact between the business and educational communities, including training seminars, night courses for professional development, business speakers, field trips, and other educational programs.

4.2.2 Encourage input from the local business community in establishing vocational/technical and other academic curriculums at the high school and college levels.

- 4.2.3 Encourage the establishment of satellite college and vocational courses offered in the planning area as soon as feasible to assist in professional advancement, retraining, and on-the-job training programs.

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